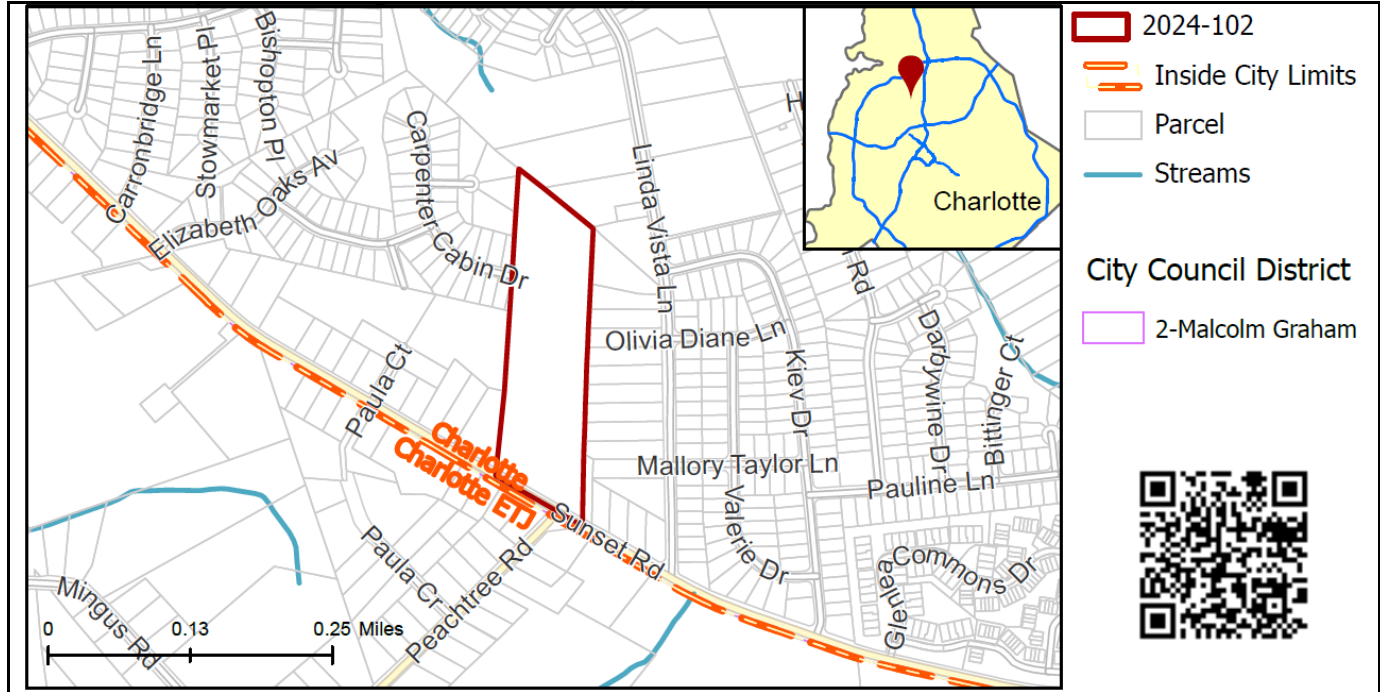


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 11.9 acres located on the north side of Sunset Road, east of Paula Court, and west of Linda Vista Lane.



SUMMARY OF PETITION

The petition proposes 70 multi-family attached residential units on a property partially developed with a utility line and substation.

PROPERTY OWNER

Long Creek Homeplace LLC

PETITIONER

Drakeford Communities

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 20.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation [and site and building design](#).

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The proposed multi-family attached dwellings would provide an additional housing option in an area identified by the *2040 Comprehensive Plan* as being in a housing gap.
- The site is less than 2/3 mile from a neighborhood center with retail and services. The Beatties Ford Road/Sunset Road Pedestrian Improvements project will provide sidewalk connectivity between the site and neighborhood center.
- The petition would allow development of a site that is heavily encumbered by a natural gas easement, while improving street connectivity.

- The petition commits to coordinating with Mecklenburg County to dedicate an easement for access to future McIntyre Creek Tributary Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Neighborhood 2 place type for the site.

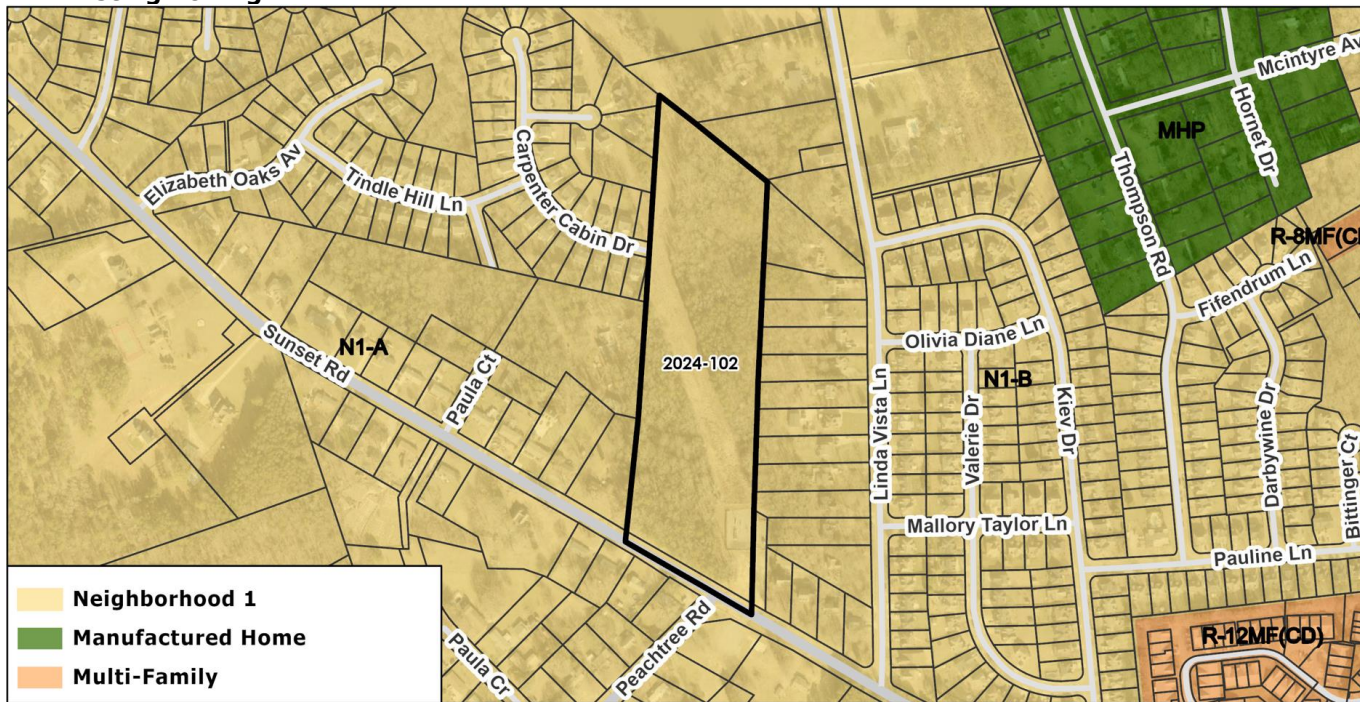
PLANNING STAFF REVIEW

Proposed Request Details

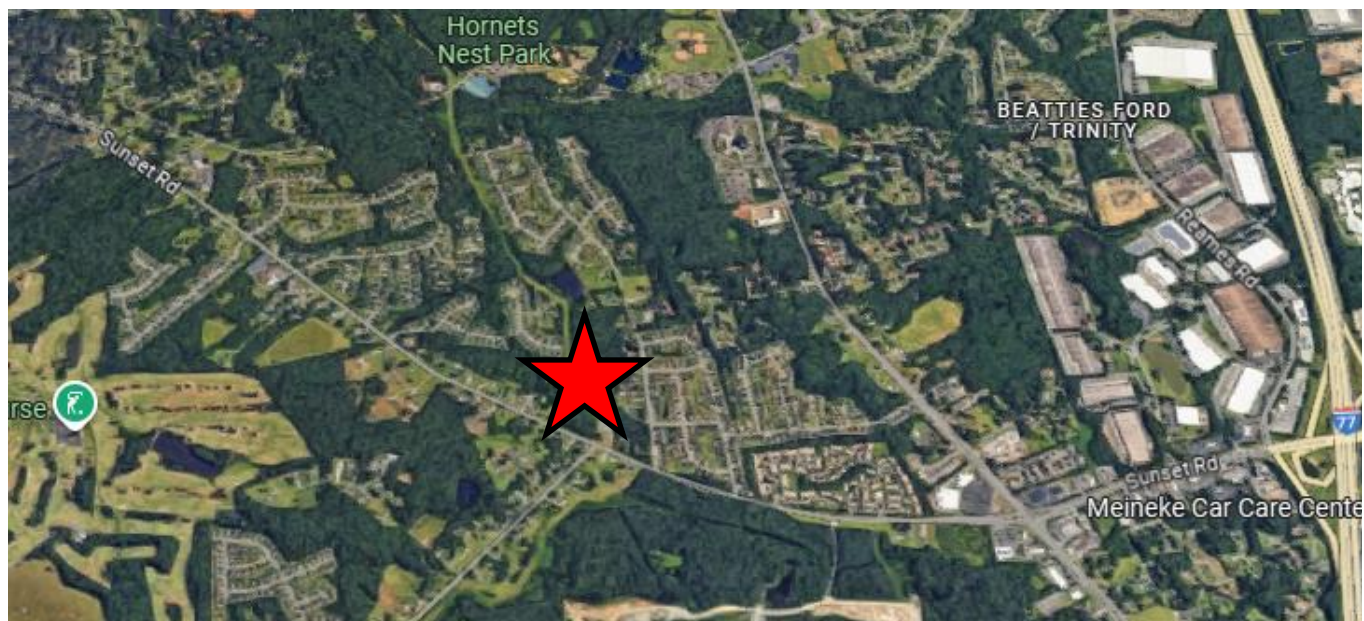
The site plan accompanying this petition contains the following provisions:

- Proposes a community of 70 multi-family attached residential dwelling units.
- Limits buildings to no more than four units per building.
- Establishes a public street network to provide access to the units from Sunset Road while connecting to a neighboring public street.
- Maintains the existing substation and natural gas easement that bisects the site.
- Identifies a 10' Class C landscape yard with 6' fence along the eastern, western, and northern property boundaries with the exception of the areas within the natural gas easement.
- Commits to usable porches and stoops as predominant features of building design.
- Agrees to coordinate with Mecklenburg County to dedicate an area for a connection to future McIntyre Creek Greenway.
- Commits to several transportation improvements:
 - Public street network and private alley to access units.
 - Eastbound left turn lane into the site from Sunset Road.
 - 8' planting strip and 12' multi-use path along the site's Sunset Road frontage.
 - ~~8' planting strip and 10' sidewalk along the eastern side of the north/south public street.~~
 - 8' planting strip and 6' sidewalk along the western ~~both~~ sides of the north/south public street.
 - Recessed parking along the north/south public street to provide visitor parking.

Existing Zoning



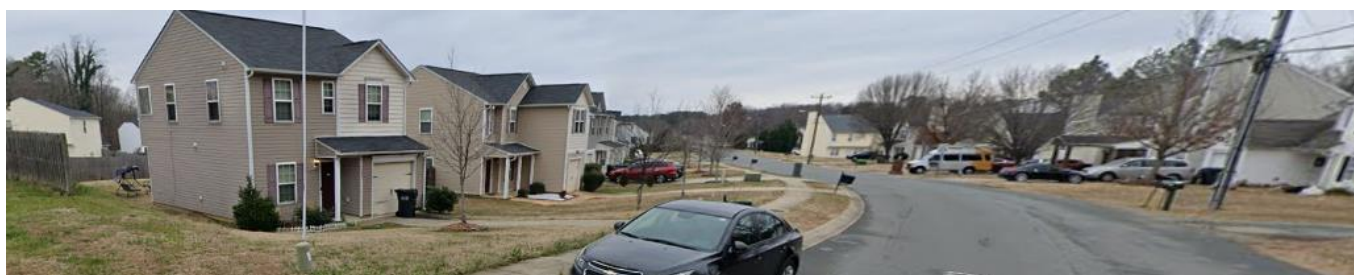
- The site and the majority of the surrounding properties are zoned N1-A with some N1-B, MHP, and R-12MF(CD) zoning to the east.



The site, marked by a red star, is surrounded primarily by single family detached residential use.



Street view of the site as seen from Sunset Road. The natural gas substation and easement is visible in the foreground.



Street view of single family detached residential use to the north of the site along Linda Vista Lane.



Street view of single family detached residential use to the east of the site along Linda Vista Lane.

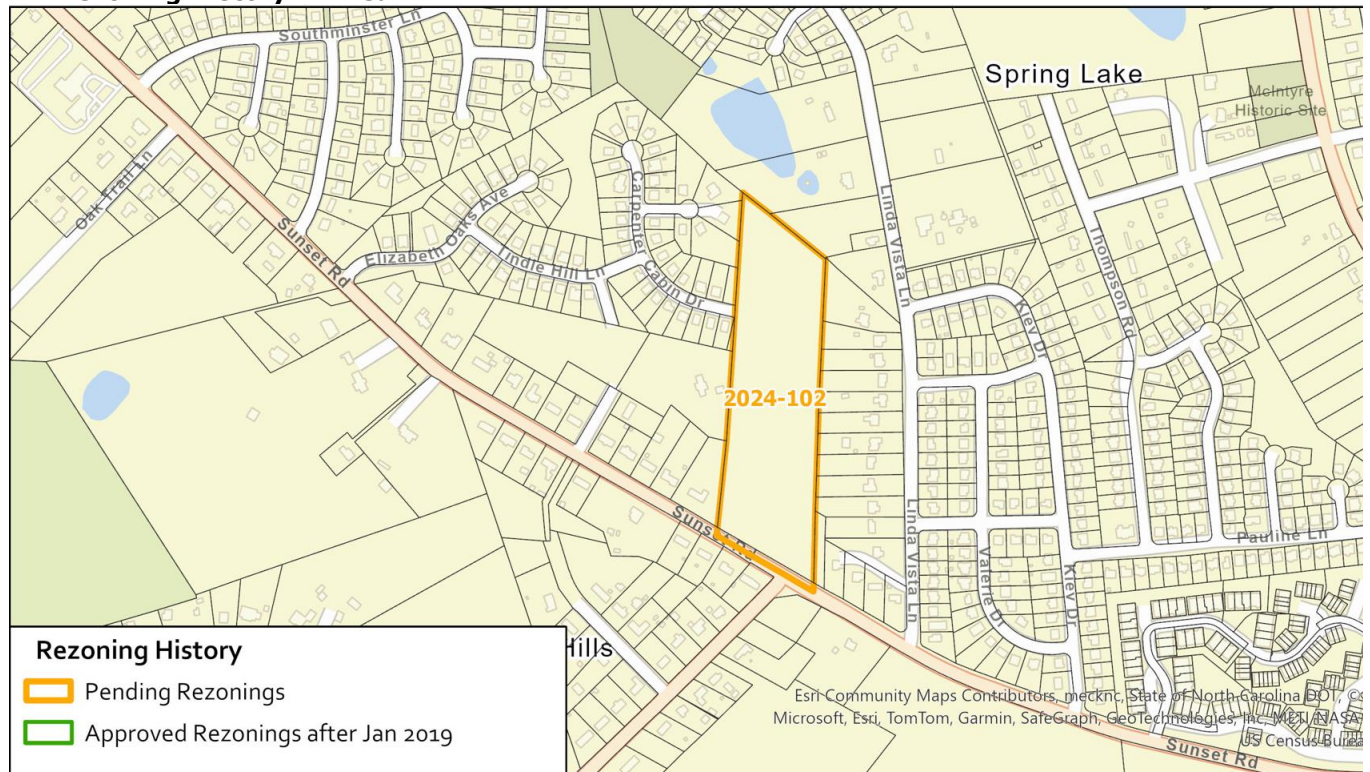


Street view of single family detached residential use south of the site at the intersection of Sunset Road and Peachtree Road.



Street view of single family detached residential use west of the site along Carpenter Cabin Drive.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the vicinity of the site.	

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sunset Road, a State-maintained minor arterial, west of Linda Vista Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan revisions are needed to commit to constructing a 3-section left turn lane into site from Sunset Road and update conditional notes. Further details are listed below.

- **Active Projects:**

- Beatties Ford Road/Sunset Road Pedestrian Improvements, Phase 1
 - Provide pedestrian and bicycle facilities on Sunset Road from Day Lilly Lane to Beatties Ford Road. Project limits Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
 - Project is currently in the bid phase.
 - Project Manager Lamar Davis fldavis@charlottenc.gov

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-2.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 385 trips per day (based on 35 single family detached dwellings).

Proposed Zoning: 552 trips per day (based on 79 multi-family attached dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may add 14 students to the schools in this area.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Hornets Nest Elementary from 103% to 106%
 - Ranson Middle at 91%
 - Hopewell High at 93%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Sunset Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 03732118. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 3.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES AFTER PUBLIC HEARING

Transportation

1. Clearly label and dimension 13' planting strip along those portions of the proposed public streets. **OUTSTANDING**
2. Clearly label and dimension curb to curb for all proposed public streets. **OUTSTANDING**

Site and Building Design

3. Revise note V. to state that the greenway easement shall be dedicated and conveyed to Mecklenburg County prior to the issuance of the first CO. The greenway easement may overlap the gas easement, but additional area is needed to make a viable trail route through the site.
4. Remove the last sentence of note I.d "Furthermore, the Petitioner and/or owner of the site reserve the right to subdivide portions or all of the site and create lots within the interior of the site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the site shall be adhered to and treated as the site as a whole and not individual portions or lots located therein."

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908