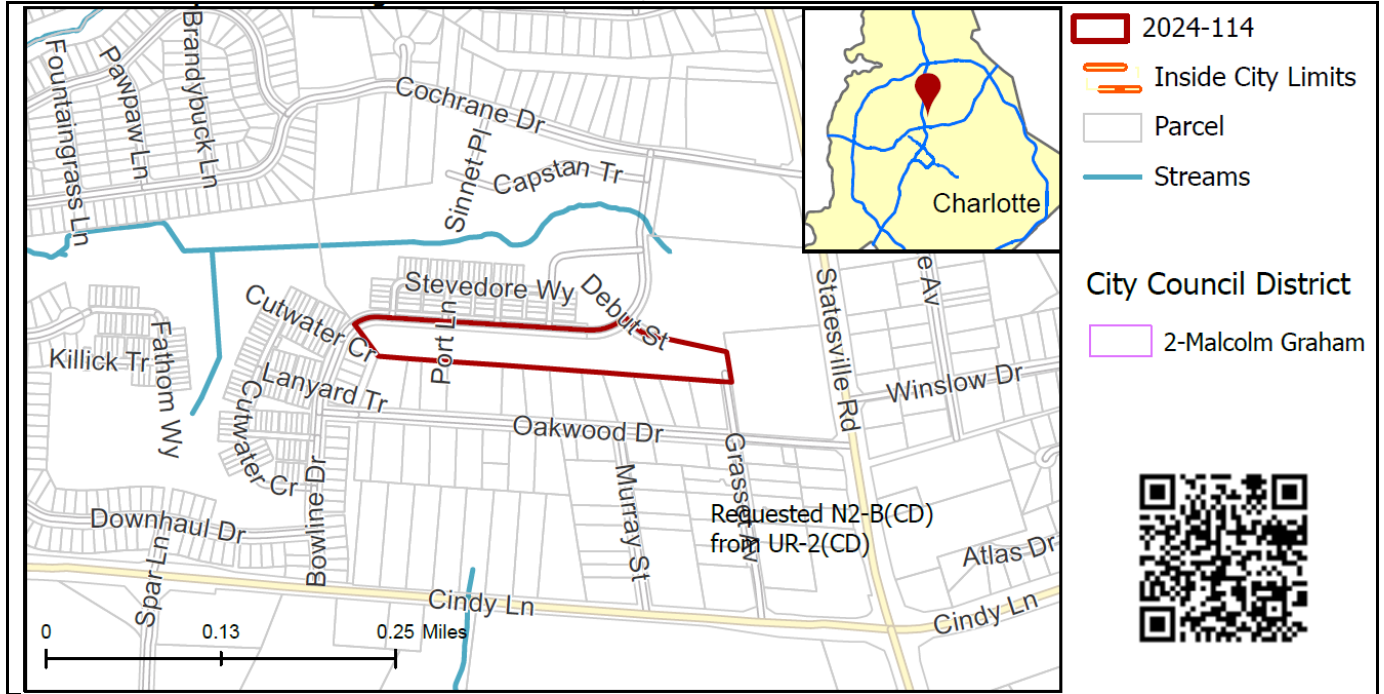


REQUEST

Current Zoning: UR-2(CD) (Urban Residential – 2, conditional)
Proposed Zoning: N2-B(CD) (Neighborhood 2 – B, conditional)

LOCATION

Approximately 3.80 acres located west of Statesville Road, north of Oakwood Drive, and south of Cochrane Drive.



SUMMARY OF PETITION

The petition proposes to allow the development of 53 multi-family attached units on a site that is currently vacant.

PROPERTY OWNER

Cindy Lane Development, LLC

PETITIONER

DreamKey Partners

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design in addition to a requested technical revision.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Campus Place Type.

Rationale for Recommendation

- The petition proposes the development of 53 attached multi-family units, a use that is consistent with the existing and future multi-family attached developments that surround the site to the north and west.
- The proposal would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan* with an allowance for additional residential density and diversity of product types for the area.

- A buffer against the abutting single family homes is required along the rezoning's southern boundary with a ten-foot Class C Landscape Yard. The petitioner commits to also providing a six-foot fence for additional screening which is not required by the ordinance.
- Preferred architectural standards are provided in the conditional notes of this plan to facilitate an urban design that is compatible with both the single family and multi-family areas along the rezoning's edges.
- Residents at this site and the neighboring developments will have increased access to Statesville Road via an extension of Debut Street. This road and correlated pedestrian infrastructure will significantly improve the connection to the existing bus stop along Statesville Road, just east of the site.
- Although the petition is inconsistent with the *2040 Policy Map's* recommendation for the Campus Place Type, there are no existing Campus uses at this site or the surrounding parcels also designated for Campus. The Neighborhood 2 development proposed is a more appropriate use for the property.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion

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

PLANNING STAFF REVIEW

• Background

- This rezoning area was most recently rezoned as petition 2018-015, approved in May of 2018. The 2018 rezoning area encompassed the adjacent parcels zoned UR-2(CD), 65.3 acres in total. Though the development of the entitled multi-family attached units has begun in various phases for the 2018 site, the portion of the area that makes up petition 2024-114 has remained undeveloped. The existing entitlements for this 3.8 acres allow for the same residential uses but differ slightly from 2024-114 on the proposed site and building design.

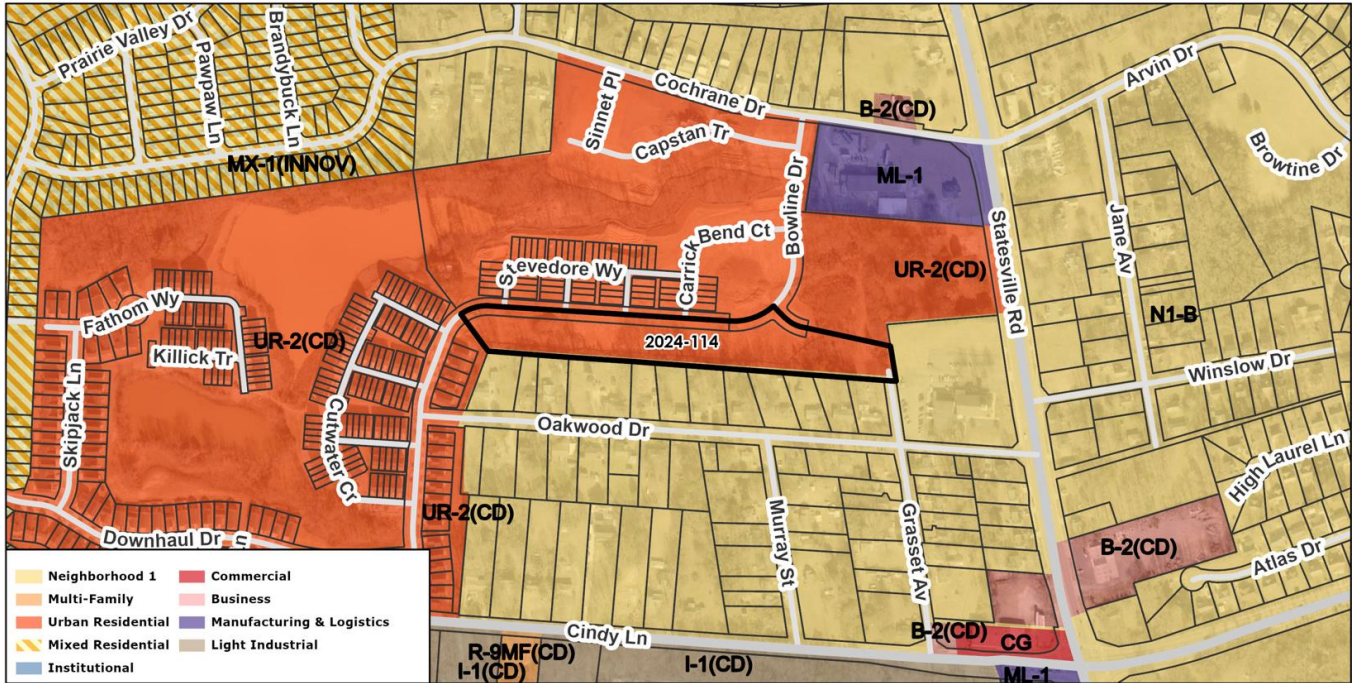
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes to allow 53 multi-family attached units.
- Limits the number of principal structures on the site to 10.
- All units will be rear-loaded via a private alley.
- The site will be accessed from Bowline Avenue and an extension of Grasset Avenue.
- Commits to extend Grasset Avenue and Debut Street if not constructed by others.
- Along Bowline Drive and Debut Street will be an 8' planting strip and 5' sidewalk as required by previously approved subdivision plans.
- A 20' setback will be provided from the existing back of curb along Bowline Drive and the portion of Debut Street already constructed. A 20' setback shall be provided from the future back of curb for the extension of Grasset Avenue and Debut Street.
- Proposes 10' Class C landscape yard with a 6' fence along the southern property boundary.
- Sidewalk connections from units to abutting streets will be provided and will be 5' or 4' in width.
- Commits to provide a minimum of 4,000 square feet of amenitized open space which may include hardscape areas, seating areas, landscaping, and lighting.
- Includes architectural provisions:
 - Accessory structures will utilize the same materials as principal structures.
 - Screening will be provided for HVAC and mechanical equipment as well as solid waste and recycling areas.
 - Maximum building length is 150'.
 - Residential entrances within 15' of the sidewalk will be raised.
 - Commits to pitched roofs.
 - Useable porches and stoops shall be a predominate feature. Porches will be a minimum depth of 6'.
 - Corner and end units must have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall limitations.
 - Garage doors will be recessed from the front wall plane and will have additional architectural treatments.

- Freestanding lighting fixtures will be limited to 15' in height and will be downwardly directed and shielded.

- **Existing Zoning**



- The site is currently zoned UR-2(CD) and is in an area with N1-B, UR-2(CD), B-2(CD), CG, I-1(CD), R-9MF(CD), ML-1, and MX-1 INNOV zoning.



- The subject site is denoted with a red star and is in an area with single family residential, multi-family residential, commercial, and light industrial uses. The rezoning area is currently vacant.



- North of the site is a multi-family attached development under construction. The site was most recently rezoned as petition 2018-015.



- West of the site is a newly constructed multi-family attached development. This is part of the same rezoning petition as the area to its north, petition 2018-015.

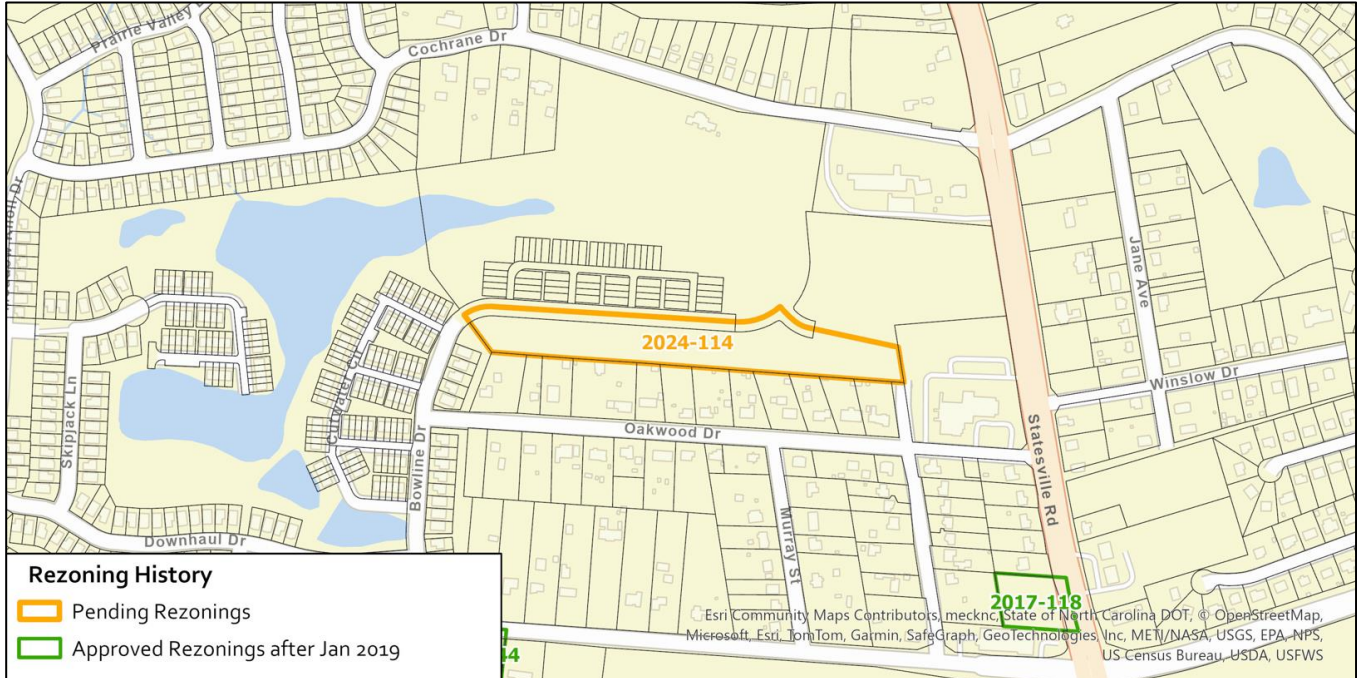


- South of the site are single family detached homes.



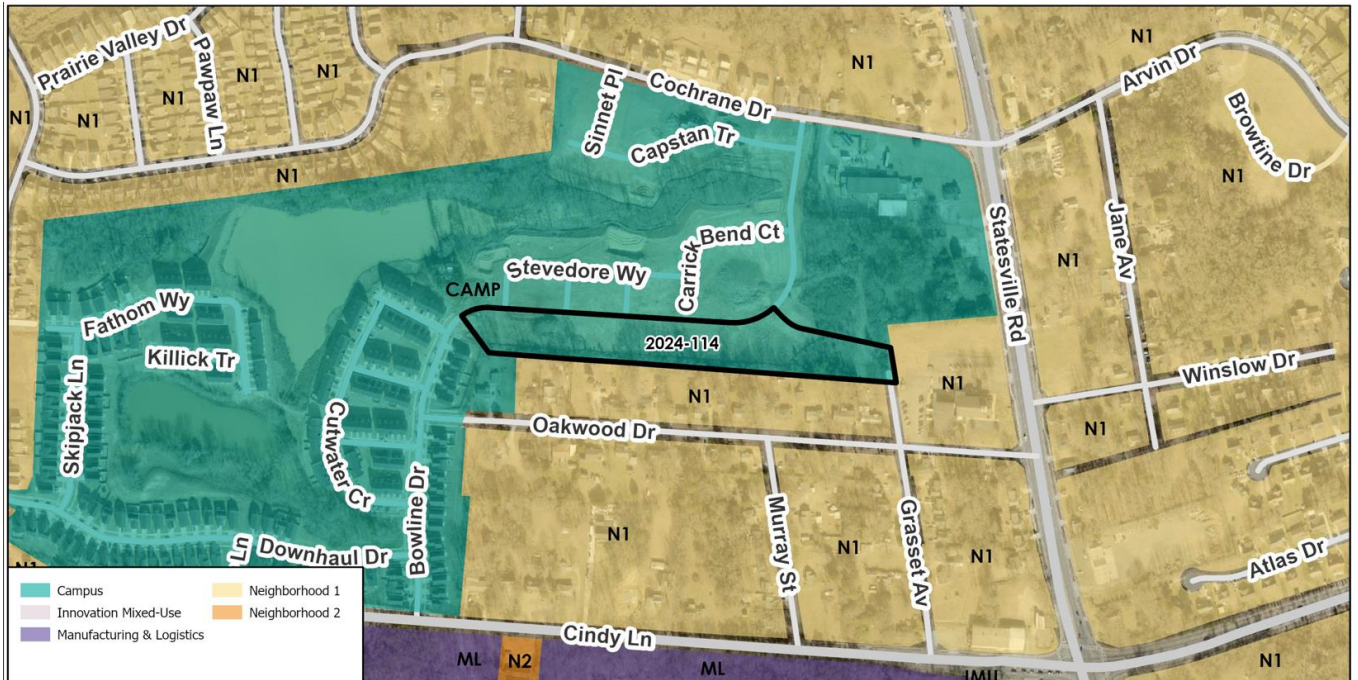
- East of the site is a church.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-118	Rezoned 0.78 acres from R-4 to B-2(CD) to allow for the development of a warehouse.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Campus Place Type for the site.

• TRANSPORTATION SUMMARY

- The site is located adjacent to Oakwood Drive, a City-maintained local street and Bowline Drive, a private 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 and/or conditional note revisions are needed to commit to construct 8-foot planting strip, 8-foot sidewalk along Bowline Drive, Debut Street and Grasset Avenue in accordance with the UDO.

- **Active Projects:**
 - There are no active projects near the site.
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1, 2, and 3.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on the site being vacant).
 - Entitlement: 369 trips per day (based on 3.8 acres of UR-2 uses).
 - Proposed Zoning: 353 trips per day (based on 53 multi-family attached units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may add 10 students to the area.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Statesville Road Elementary at 85%
 - Ranson Middle at 91%
 - West Charlotte High at 96%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located inside parcel 04115614. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 04115614. 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:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Label and dimension the curb and gutter from the centerline for each road on the site plan for Bowline Drive, Debut Street, and Grasset Avenue.
2. Revise site plan and conditional note(s) to commit to construct 8-foot planting strip and 8-foot sidewalk on Bowline Drive, Debut Street and Grasset Avenue at the future back of curb location. The site plan shall label and dimension the right of way from the road centerline.
3. Remove the language referring to "reserving the right to request to keep the sidewalk" in conditional note(s). The proposed development does not meet exception requirements for updating streetscape.

Site and Building Design

4. Provide a minimum depth dimension of 4' for stoops in addition to the dimension for porches already in the conditional notes.
5. Increase building separation with additional open space.
6. Add a conditional note stating the dimensions of any internal sidewalk connections and existing or proposed sidewalks along frontages.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

7. Confirm the number of units being proposed, the notes list 53 but the site plan shows 52.