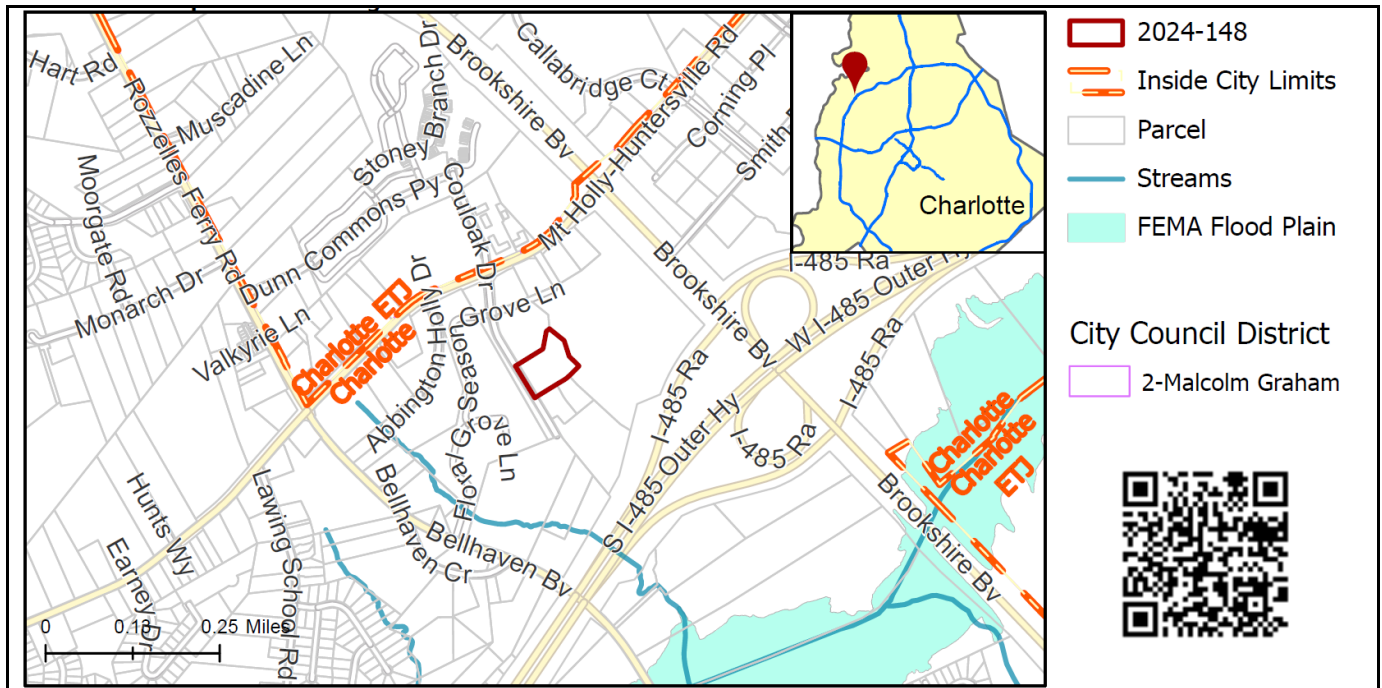


REQUEST

Current Zoning: CC (Commercial Center, conditional).
Proposed Zoning: CAC-1(CD) (Community Activity Center-1, conditional)

LOCATION

Approximately 2.6 acres located along the east side of Couloak Drive, south of Mt Holly-Huntersville Road, and west of Brookshire Boulevard.



SUMMARY OF PETITION

The petition proposes the development of up to 80 multi-family stacked dwelling units. The site is a portion of a tract developed with a financial institution.

PROPERTY OWNER

State Employees Credit Union

PETITIONER

CSE Communities, LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map (2022) recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The petition is consistent with the 2040 Policy Map recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the CAC Place Type designation as it replaces an underutilized portion of a large parcel with 80 dwelling units. Increasing the number and variety of housing types in the area.

- The proposed development is directly abutting the Mountain Island Market Place shopping center which boasts a wide variety daily goods and services such as retail, restaurant, and financial institutions.
- The site is located along the route of the CATS number 1 and 18 local bus providing transit access between the Callabridge Commons Walmart and the Charlotte Transportation Center (CTC) and the Rosa Parks Community Transit Center. As well as being a short walk from a stop on the 88x express bus providing commuter access to Uptown.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility

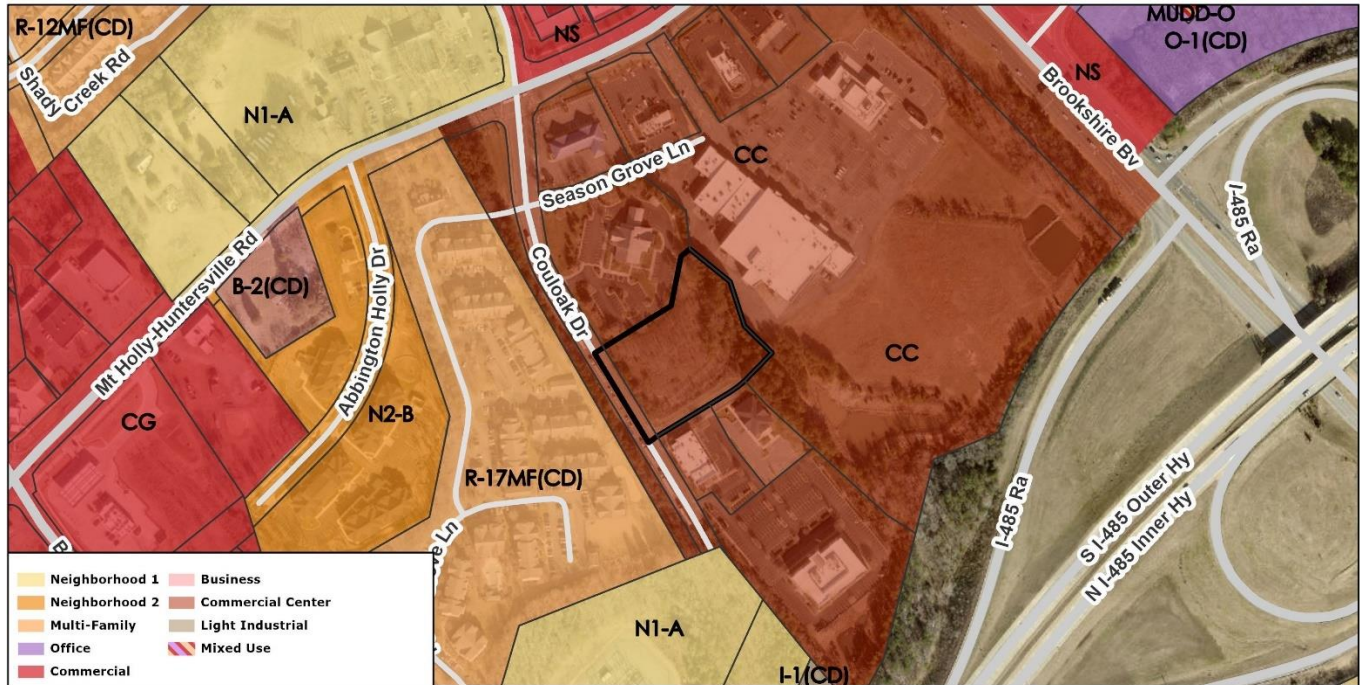
PLANNING STAFF REVIEW

• **Proposed Request Details**

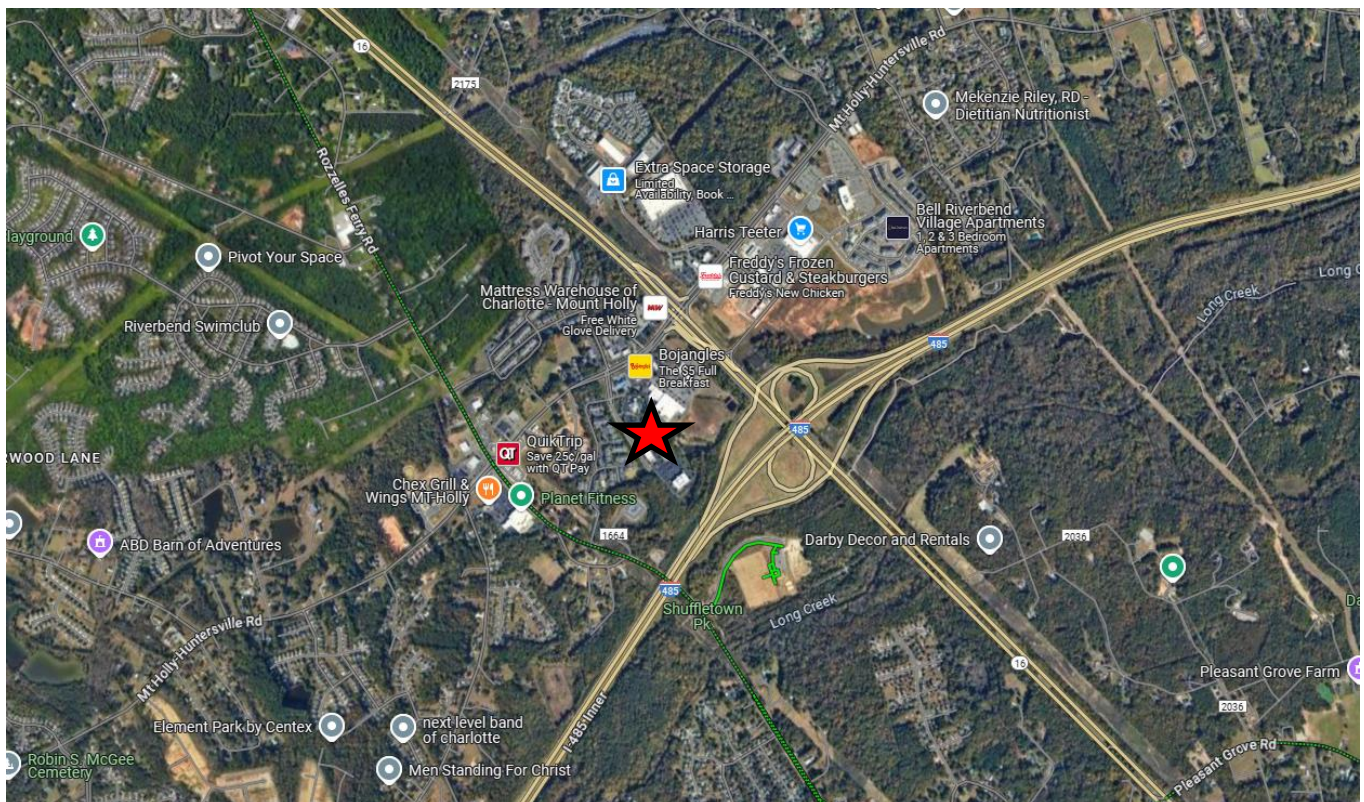
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 80 multi-family stacked dwelling units.
- Intends to develop an affordable housing project, under the following conditions:
 - A minimum of 70% of the units will be reserved for households earning less than 80% AMI (Area Median Income);
 - For period of not less than 20 years;
 - Utilizing Housing trust Fund (HTF) financing.
- The petitioner commits to an 18-month period, including 2 Request for Proposal (RFP), to obtain the Housing Trust Fund financing.
 - If after that 18-month period, and 2 Request for Proposal, Housing Trust Fund financing is not obtained, the site will be permitted to develop under CAC-1 standards as outlined in this conditional rezoning plan without an affordable housing commitment, **except for the prohibited uses listed below.**
 - The 18-month period begins upon approval of this rezoning petition.
- **The following uses are prohibited: fueling facilities, vehicle-repair facility, homeless shelter, group home, live performance venue – indoor, reception facility, vehicle rental – enclosed, beneficial fill site, parking lot, public transit facility, outdoor entertainment and temporary outdoor entertainment, accessory drive-through windows.**
- **The maximum building height is limited to 80 feet.**

- **Existing Zoning**



- The site is zoned CC (Commercial Center, conditional). The site is adjacent to other properties zoned CC and R-17MF(CD) (Multi-Family, conditional).



The site (indicated by red star above) is located along the east side of Couloak Drive, south of Mt Holly-Huntersville Road, and west of Brookshire Boulevard.



View of the site looking southeast from Couloak Drive. The site of the proposed development is a vacant portion of a tract developed with a financial institution.



View of the financial institution occupying the northern portion of the parcel shared by the proposed site.



View of an office building located to the south of the site.



View of the Mountain Island Market Place shopping center located to the east of the site within the same designated Community Activity Center Place Type. The shopping Center containing neighborhood scale services such as retail, restaurant, and banking uses which will be directly accessible to the site.



View of the Alta Grove multi-family development located to the west of the site across Couloak Drive.



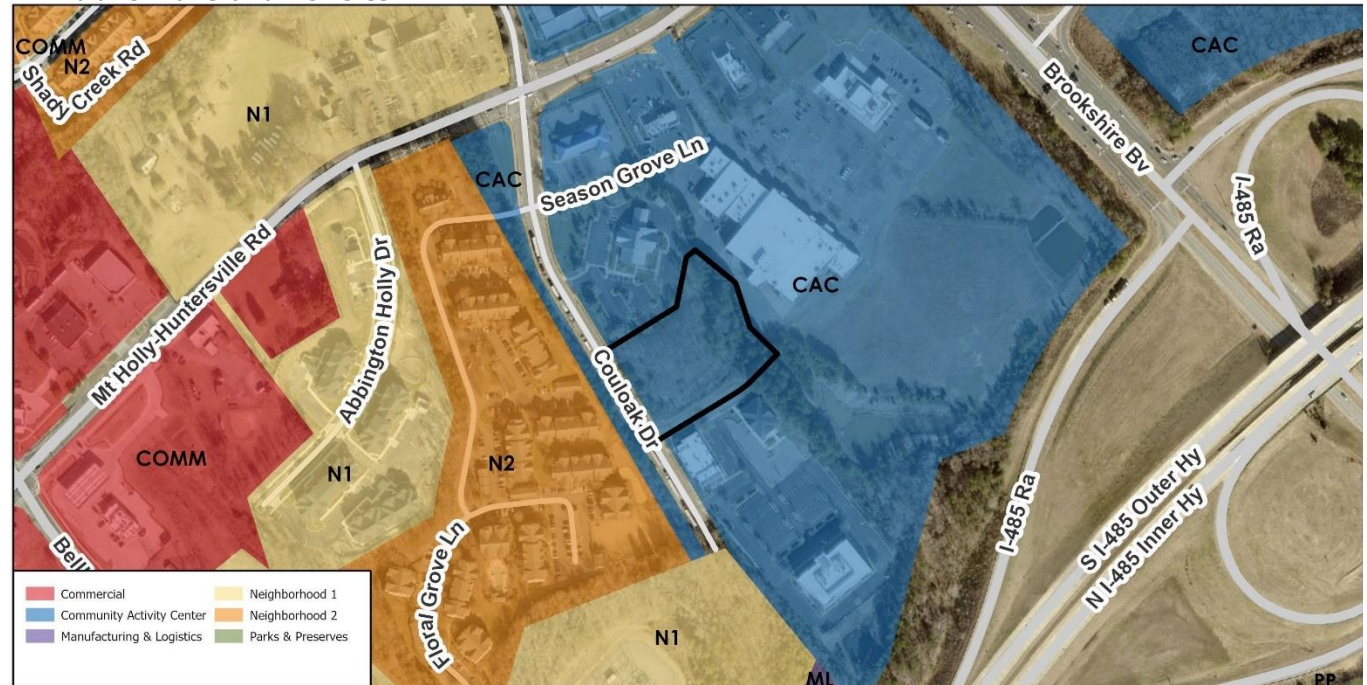
View of the Riverbend Village shopping Center located to the east of the site across Brookshire Boulevard within the same designated Community Activity Center Place Type.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-017	Rezoned 1.66 acres located on the south side of Mt. Holly-Huntersville Road, west of Brookshire Boulevard, and east of Bellhaven Boulevard from N1-A to B-2(CD).	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type.

• TRANSPORTATION SUMMARY

- The site is located at the intersection of Couloak Drive, a City-maintained local street, and Season Grove Lane, a privately maintained street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all

options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No Outstanding Issues.
- **Vehicle Trip Generation:**
 - Current Zoning: CC
 - Existing Use: 798 trips per day (based on 7,951sq.ft. of bank w/ drive-thru)
 - Entitlement: 798 trips per day (based on 7,951sq.ft. of bank w/ drive-thru)
 - Proposed Zoning: CAC-1(CD) 438 trips per day (based on 80 MF dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 10 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Mountain Island Lake K-8 remains 144%
 - West Mecklenburg High remains 80%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Couloak Dr. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located inside the rezoning boundary. 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:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 1

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

1. ~~Entitlement Services: Provide detailed conditions regarding what uses and building form will be permitted if the affordable housing goal is not achieved.~~ **Addressed**

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

2. ~~Entitlement Services: Describe proposed zoning district as "CAC 1(CD)."~~ **Addressed**
3. ~~Entitlement Services: Zoning district description should read "CAC 1" throughout the document.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818