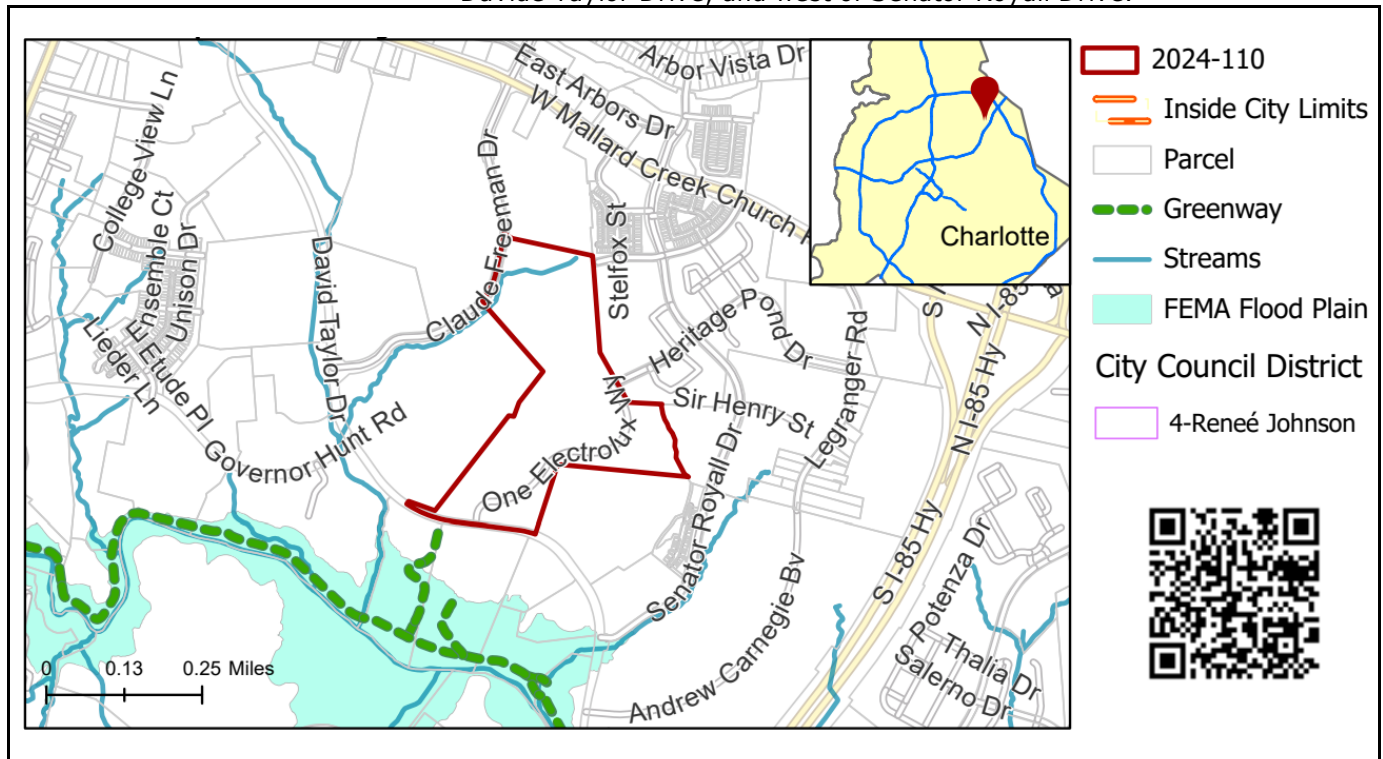


REQUEST

Current Zoning: O-1(CD) (Office, Conditional) and RE-3(O) (Research, Optional)
Proposed Zoning: CAC-1(EX) (Community Activity Center-1, Exception)

LOCATION

Approximately 51.78 acres located east of Claude Freeman Drive, north of Davide Taylor Drive, and west of Senator Royall Drive.



SUMMARY OF PETITION

The petition proposes a residential community including up to 580 multi-family dwellings and a minimum 7,500 square-feet of commercial uses on undeveloped land.

PROPERTY OWNER

Centene Management Company, LLC

PETITIONER

Flournoy Development Group

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: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- EX petitions are a type of conditional rezoning that allow for flexibility in quantitative zoning and streetscape standards in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden.

- The public benefits proposed in support of this EX petition include dedicating 2 acres for open space to Mecklenburg County, construction of buildings to meet NGBS bronze standards, and a contribution of \$10,000 to Mecklenburg County Park & Recreation.
- Proposed public benefits in support of the requested EX provisions must exceed minimum requirements.
- The site has unique circumstances which include challenging topography, water quality buffers, wetlands, and established mature tree canopy.
- Access to housing is the highest priority need in this area according to the EGF Community Reports.
- The site is primarily surrounded by nonresidential developments and the immediate area has relatively little housing. The proposed plan would increase the number of housing types in the area.
- Access to essential amenities, goods and services is also a high priority in this area as the subject property is within Access to Essential Goods, Services & Amenities Gap. The petition may help address this need with the proposal of up to 7,500 square feet of commercial space and provisions for future non-residential uses on the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

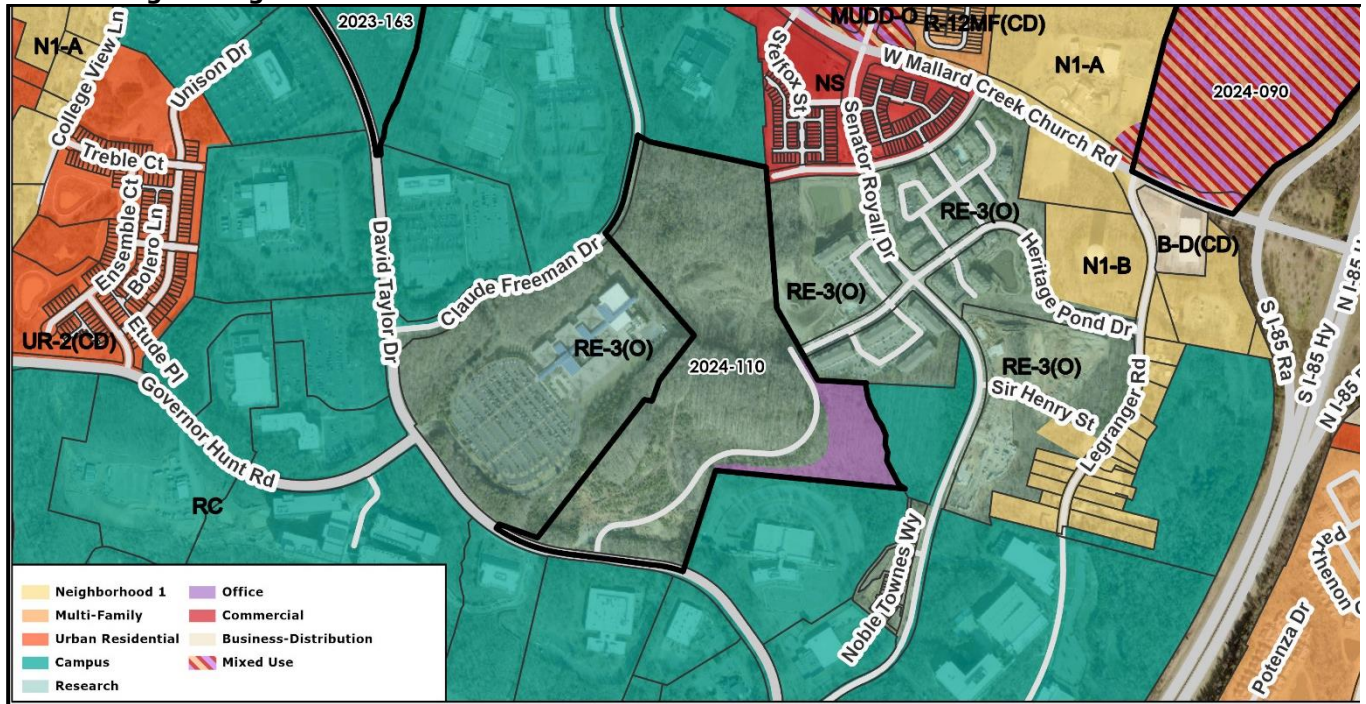
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes to allow uses permitted in the Commercial Activity Center (CAC) zoning district including up to 560 multi-family stacked residential units and up to 20 multi-family attached dwelling units.
- Proposes a minimum 7,500 square-feet of commercial uses in development areas B, C, and D. In the event commercial uses are not able to be developed after 5-years from the approval of the rezoning, then non-residential uses shall not be required.
- It is a 2 phase development.
- Prohibits all drive-throughs.
- Requests the following EX deviations from UDO standards:
- Build-to zone- Article 11
 - Required: Build-to zone required to be 0 to 35-feet.
 - Modified Standard: 0 to 50-feet
- Built-to percentage for structure- Article 11
 - Required: 60% of building to be within build-to zone.
 - Modified Standard: 30% of building to be within build-to zone.
- ~~Primary pedestrian entry requirements for multi family stacked units Article 11~~
 - ~~Required: Primary entrance street facing.~~
 - ~~Modified Standard: Primary entrances are permitted to face a side street or parking.~~
- Proposes the following public benefits:
 - The public benefits requirement is proposed to be met by the following three actions: dedication of 2 acres for open space to Mecklenburg County (public amenity), construction of buildings to meet NGBS (National Green Building Standards) bronze standards (sustainability), and a contribution of \$10,000 to Mecklenburg County Parks & Recreation for park improvements in the northeast park district (city improvement).
- Proposes the following transportation improvements:
- David Taylor Drive and Access A
 - A southbound left turn lane with 100-feet of storage and a separate thru-right turn lane on proposed Access A.
 - Remark the existing pavement to allow for an eastbound left turn lane on David Taylor Drive with 100-feet of storage.
 - Installs an ADA compliant bus stop on the David Taylor frontage of the site and a bus stop along the opposite side of David Taylor Drive.
 - Provides a 12-foot-wide multi-use path and 8-foot-wide planting strip on David Taylor Drive.
 - Provides a 12-foot-wide multi-use path and 8-foot-wide planting strip on Public street A.
- Claude Freeman Drive and Access B
 - A combined westbound left-right turn lane on proposed Access B.
 - Remark the existing two-way left-turn lane to provide a southbound left turn lane on David Taylor Drive with 100-feet of storage.
 - Provides an 8-foot-wide sidewalk and 8-foot-wide planting strip on Public street B.

- Provides an 8-foot-wide sidewalk and 8-foot-wide planting strip on Public street C.

- **Existing Zoning**



- The site is zoned O-1(CD) (Office, Conditional) and RE-3(O) (Research, Optional). The site is adjacent to properties zoned RE-3(O) (Research, Optional), RC (Research Campus), O-1(CD) (Office), and NS (Neighborhood Services).



The subject property is denoted with a red star.



The property to the south across David Taylor Drive is developed with the Broadcom office building.



The property to the west along David Taylor Drive is the Electrolux facility.



The property to the west along David Taylor Drive is developed with an office building.

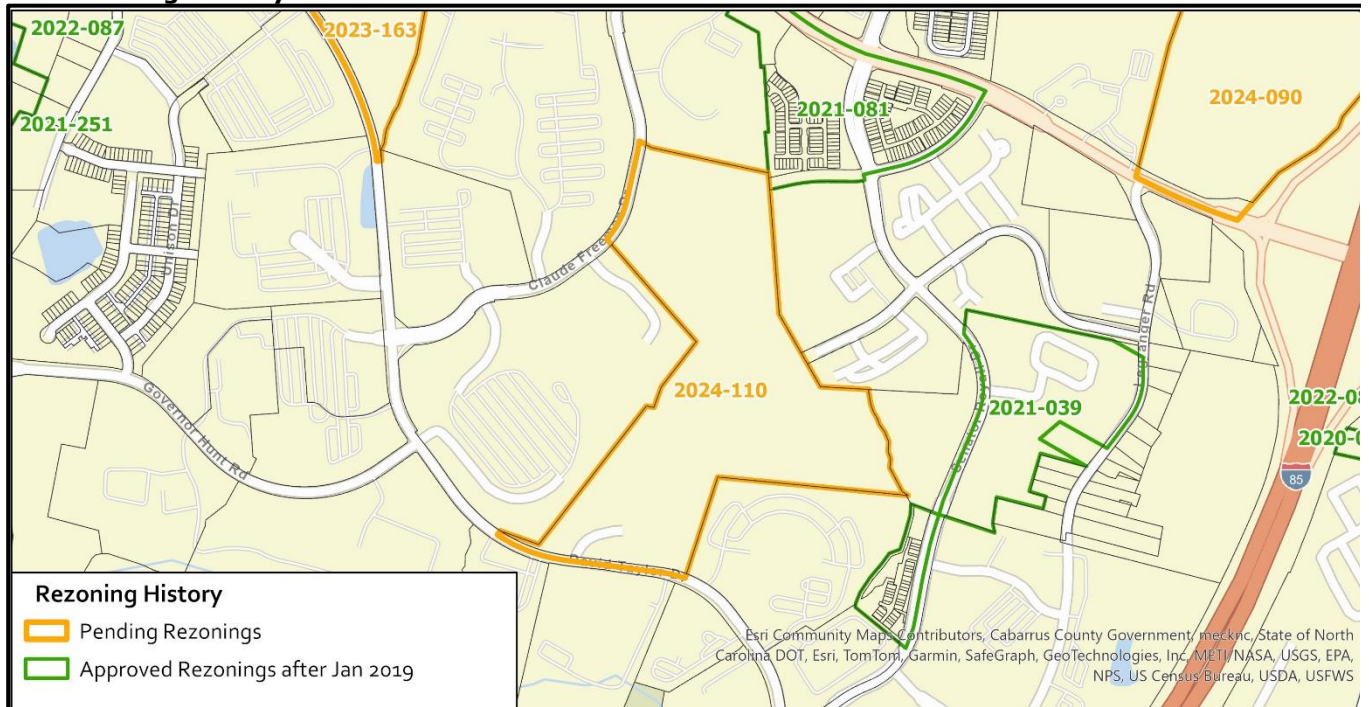


The property to the northeast along Heritage Pond Drive is developed with multi-family apartments.



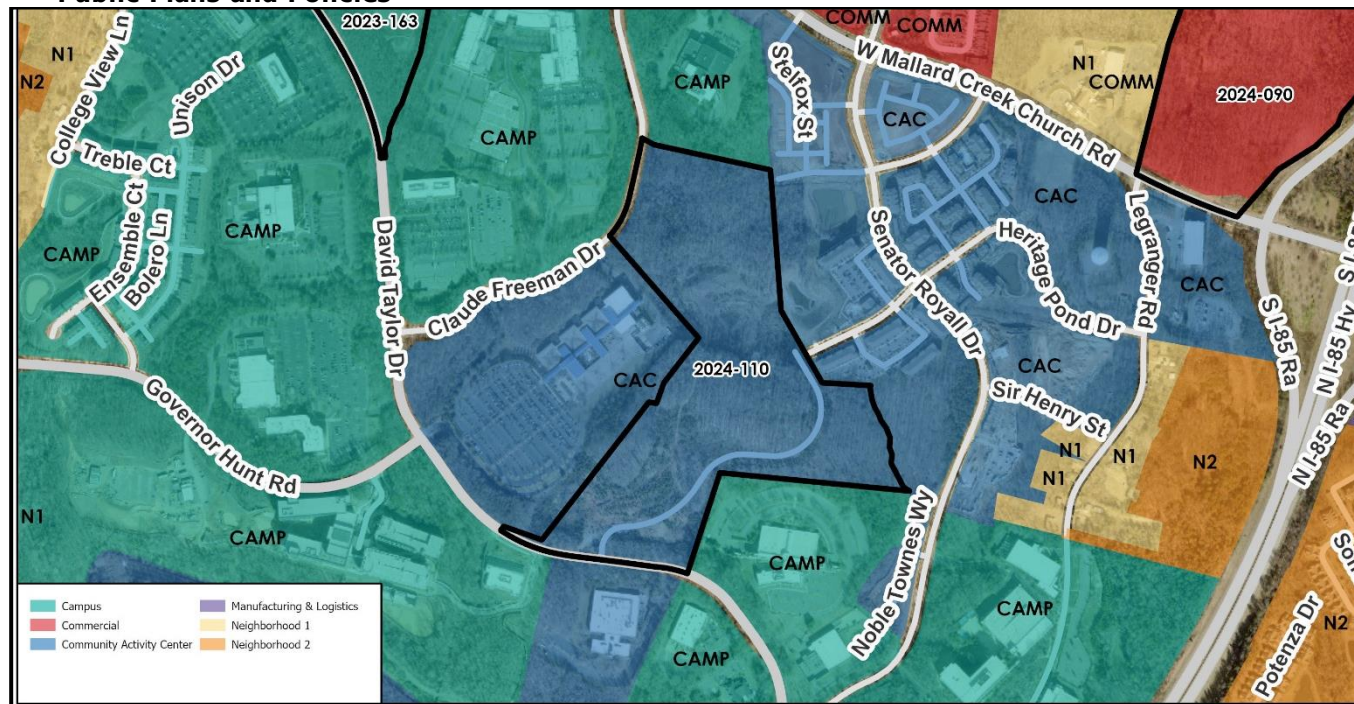
The property to the northwest is developed with an office building.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-060	Rezoned 11.6 acres from CC to UR-2(CD) to allow up to 198 multi-family dwelling units	Approved
2021-039	Rezoned 21.5 acres from RE-1 to RE-3(O) to allow up to 380 multi-family dwelling units.	Approved
2021-251	Rezoned 13 acres from R-3 to UR-2(CD) to allow up to 295 multi-family dwelling units.	Approved
2022-082	Rezoned 13.2 acres from R-3 to UR-2(CD) to allow up to 305 multi-family dwelling units.	Approved
2022-087	Rezoned 11.6 acres from R-3 to UR-2(CD) to allow up to 132 multi-family dwelling units.	Approved
2023-163	Proposes to rezone 21.1 acres from N1-A and RC to OFC to allow all uses permitted by right and under prescribed conditions in the OFC zoning district.	Pending
2024-090	Proposes to rezone 65.2 acres from MUDD-O and R-12MF(CD) to CG(CD) and N2-B(CD) to allow up to 860 multi-family stacked and attached units and 30,000 square feet of commercial uses.	Pending

Public Plans and Policies



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

TRANSPORTATION SUMMARY

- The site is located at the intersection of David Taylor Drive, a City-maintained minor arterial, and One Electrolux Way, a privately maintained local street. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development. Based on the 2,822 daily trips, this will trigger a Traffic Impact Study, Tier 3 multimodal assessment, and Tier 3 transportation demand management (TDM) assessment. The traffic study was approved by CDOT on 2/21/2025. All outstanding CDOT issues have been addressed.

- Active Projects:**

- N/A

- Transportation Considerations**

- No outstanding issues.

- Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 4,366 trips per day (based on 458,682 square-feet of office).

Proposed Zoning: 3,368 trips per day (based on 20 single-family dwelling units, 580 multi-family attached dwelling units, 7,500 square-feet of retail).

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 Fire Department:** See advisory comments at www.rezoning.org
- Charlotte-Mecklenburg Schools:** This development may add 75 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:
 - Mallard Creek Elementary from 80% to 85%.
 - Ridge Road Middle from 94% to 96%.
 - Mallard Creek High from 111% to 112%.
- Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along David Taylor Drive, and a 12-inch water distribution main located along Claude Freeman Drive. Charlotte Water has accessible sanitary sewer

system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along David Taylor Drive, and an 8-inch gravity sewer main located along Claude Freeman Drive. See advisory comments at www.rezoning.org

- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Requested Technical Revisions, Note 2. Addressed

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING
<u>Site and Building Design</u> 1. Clarify how the EX deviation for primary pedestrian entry requirements is requesting flexibility from a quantitative standard. Addressed

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING
<u>Environment</u> 2. Add note to allow for the protection of existing trees along David Taylor Drive. Addressed

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

Planner: Michael Russell (704) 353-0225