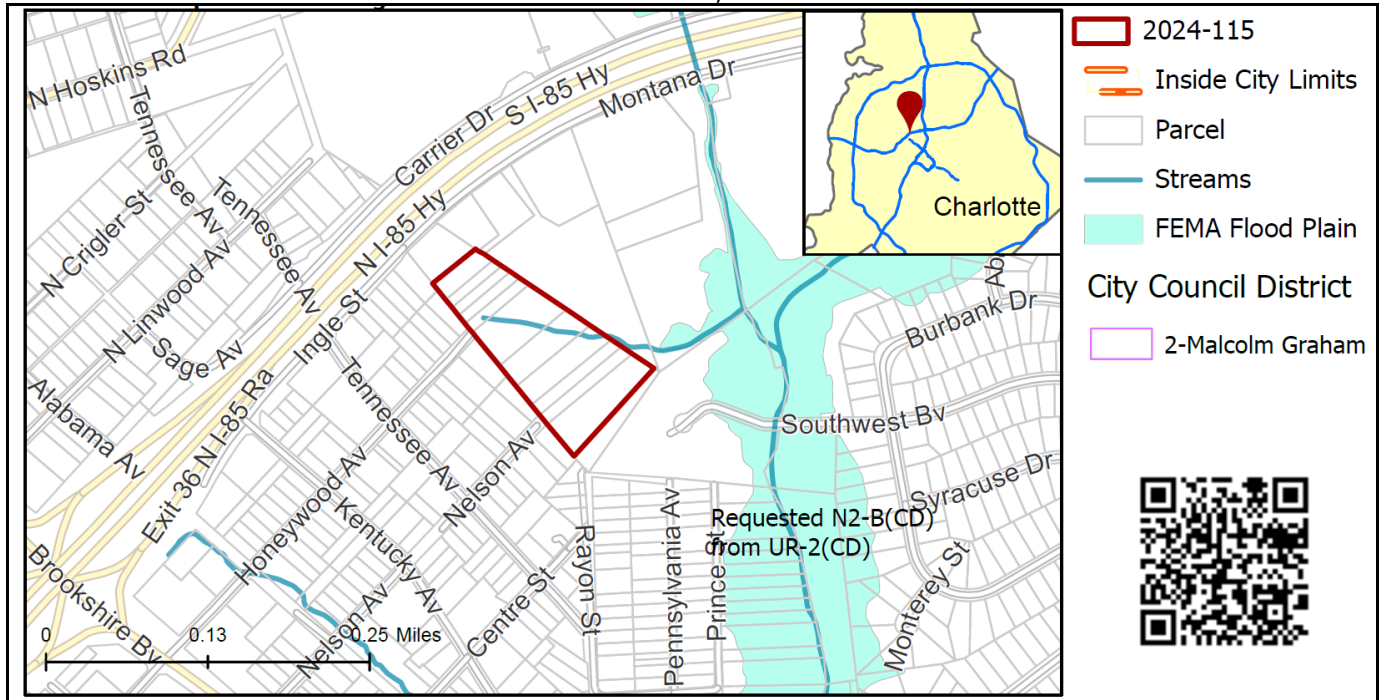


**REQUEST**

Current Zoning: R-22MF(CD) (Multi-Family, conditional)  
Proposed Zoning: R-22MF(CD) SPA (Multi-Family, conditional, site plan amendment)

**LOCATION**

Approximately 6.95 acres located southeast of Montana Drive, northeast of Tennessee Avenue, and west of Southwest Boulevard.



**SUMMARY OF PETITION**

The petition proposes a to reduce the number of principal buildings and increase the permitted height without an increase to the number of units for a multi-family development. The site is currently undeveloped.

**PROPERTY OWNER**

The Vue at Honeywood AM, LLC

**PETITIONER**

The Vue at Honeywood AM, LLC

**AGENT/REPRESENTATIVE**

Matt Langston, Landworks Design Group, PA

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The petition is a site plan amendment to a previously approve conditional rezoning plan, 2021-016, requesting to reduce the permitted number of principal structures, increase the proposed height, and add an accessory amenity building to the site.
- The site plan amendment would not increase the number of dwelling units permitted under the previously approved conditional rezoning plan.

- The site is designated as the Neighborhood 2 Place Type by the 2040 Policy Map. The Neighborhood 2 Place Type is characterized by low- to mid-rise multi-family buildings.
- The site is served by the CATS number 3 local bus providing service to the 36<sup>th</sup> Street Lynx Blue Line Station and the Albemarle and Lawyers Road Park and Ride.

**PLANNING STAFF REVIEW**

• **Background**

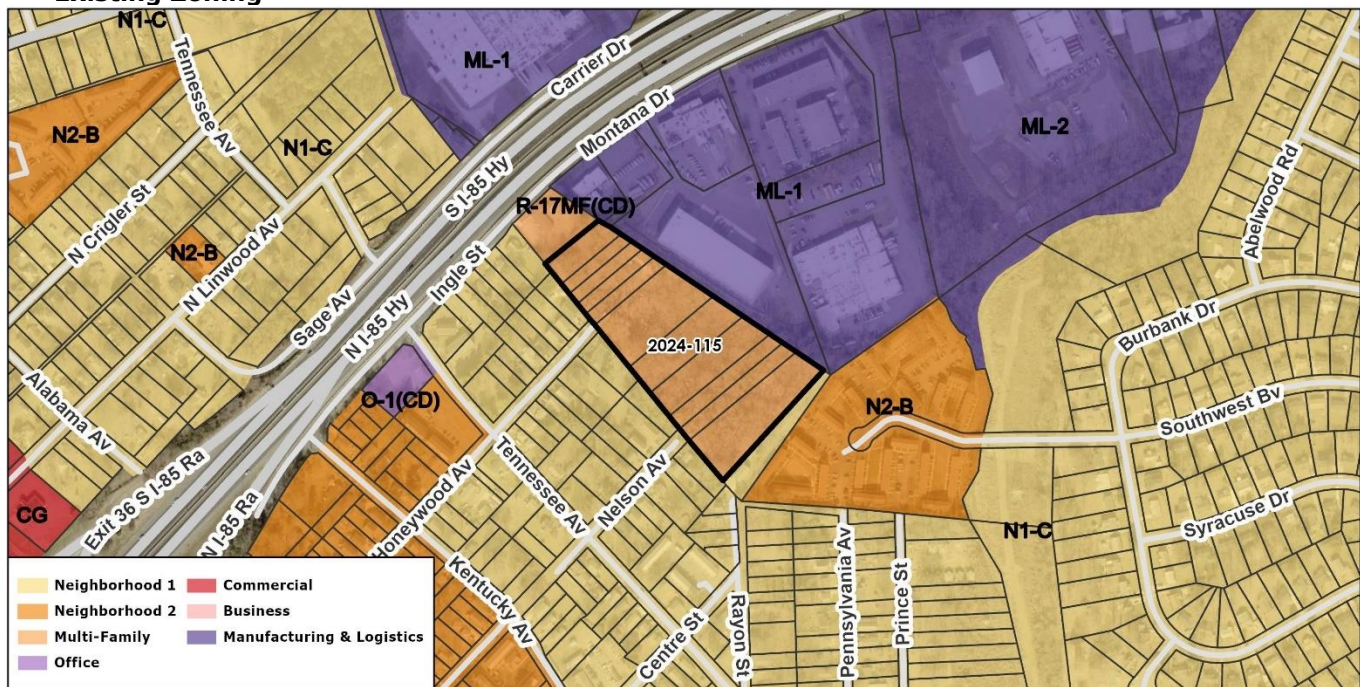
- In 2021 (Petition 2021-016) the site was rezoned from R-5 (Single-Family) to R-22MF(CD) (Multi-Family, Conditional) to allow the development of up to 150 multi-family dwelling units in not more than 7 buildings.

• **Proposed Request Details**

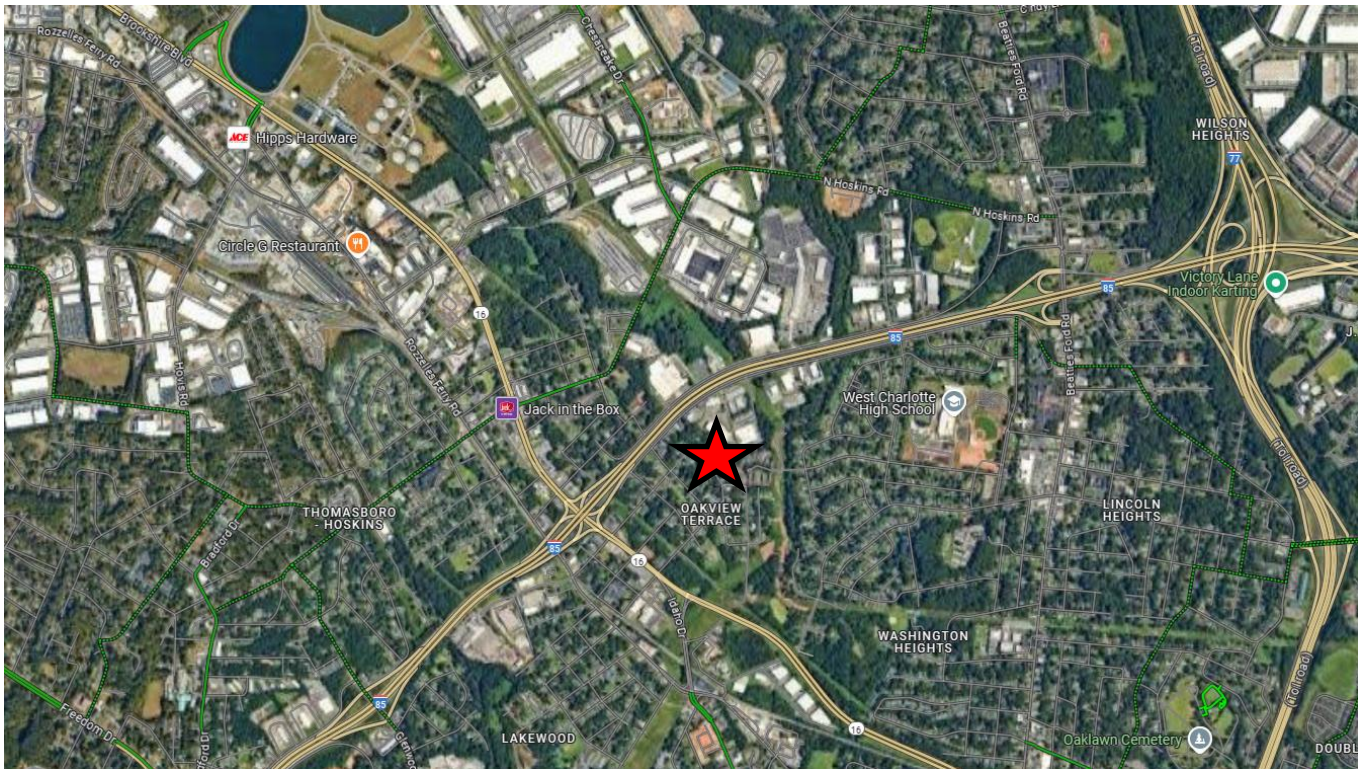
The site plan amendment contains the following changes:

- Proposes a reduction in the number of principal buildings from a maximum of 7 (6 shown of the site plan) to 3 buildings.
- Proposes to increase in the maximum height of principal buildings from 40 feet (as measured by the Zoning Ordinance) to 58 feet.
- Proposes the inclusion of an accessory structure for on-site amenities.
- Overall, the site plan amendment would not increase the number of dwelling units permitted under the previously approved conditional rezoning plan (2021-016).

• **Existing Zoning**



The site is currently zoned R-22MF(CD) (Multi-Family, Conditional). The site is adjacent properties zoned N1-C (Neighborhood 1-C) to the south, southeast, and southwest. ML-1 (Manufacturing & Logistics-1) to the north. N2-B (Neighborhood 2-B) to the east. And R-17MF(CD) (Multi-Family, Conditional) to the northwest.



The site (indicated by red star above) is located southeast of Montana Drive, northeast of Tennessee Avenue, and west of Southwest Boulevard.



View along Honeywood Ave south of the site. The site is accessed by Honeywood Ave and the area contains a mix of single-family and multi-family dwellings.



View of multi-family dwellings located east of the site on Southwest Blvd.

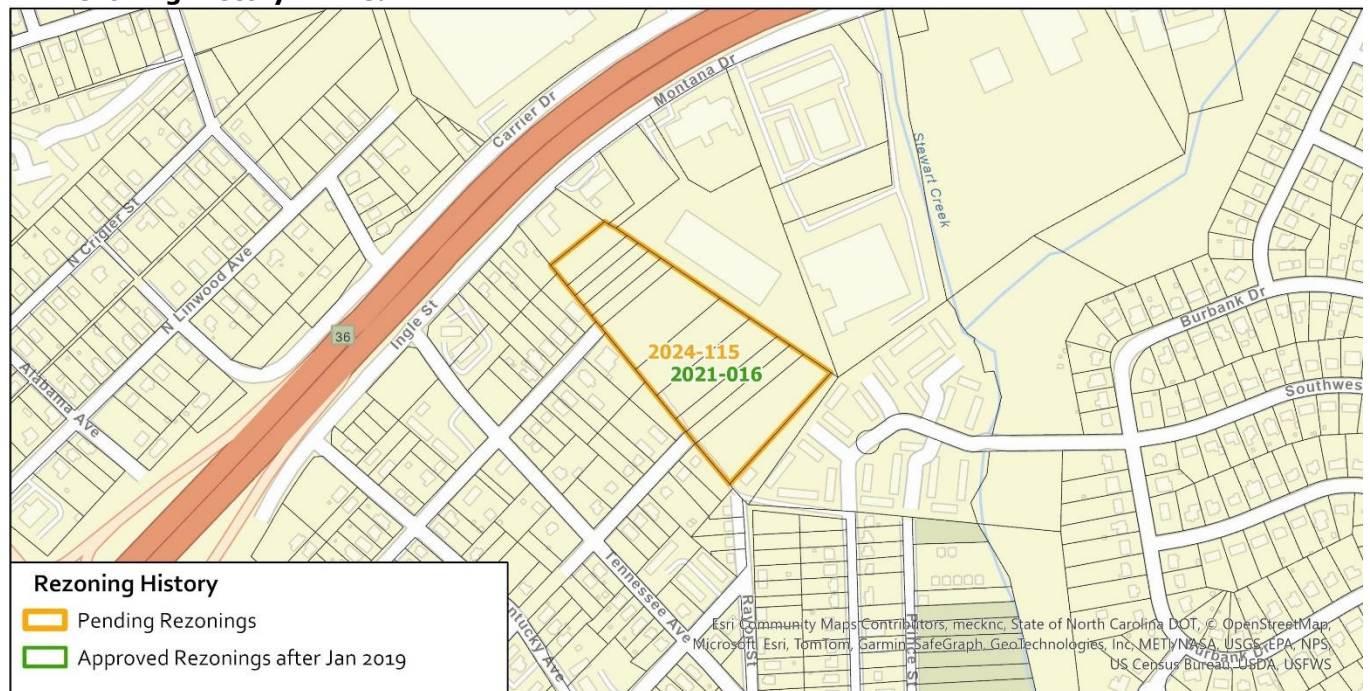


View of a daycare facility located on Ingle St. adjacent to Interstate 85 to the west of the site.



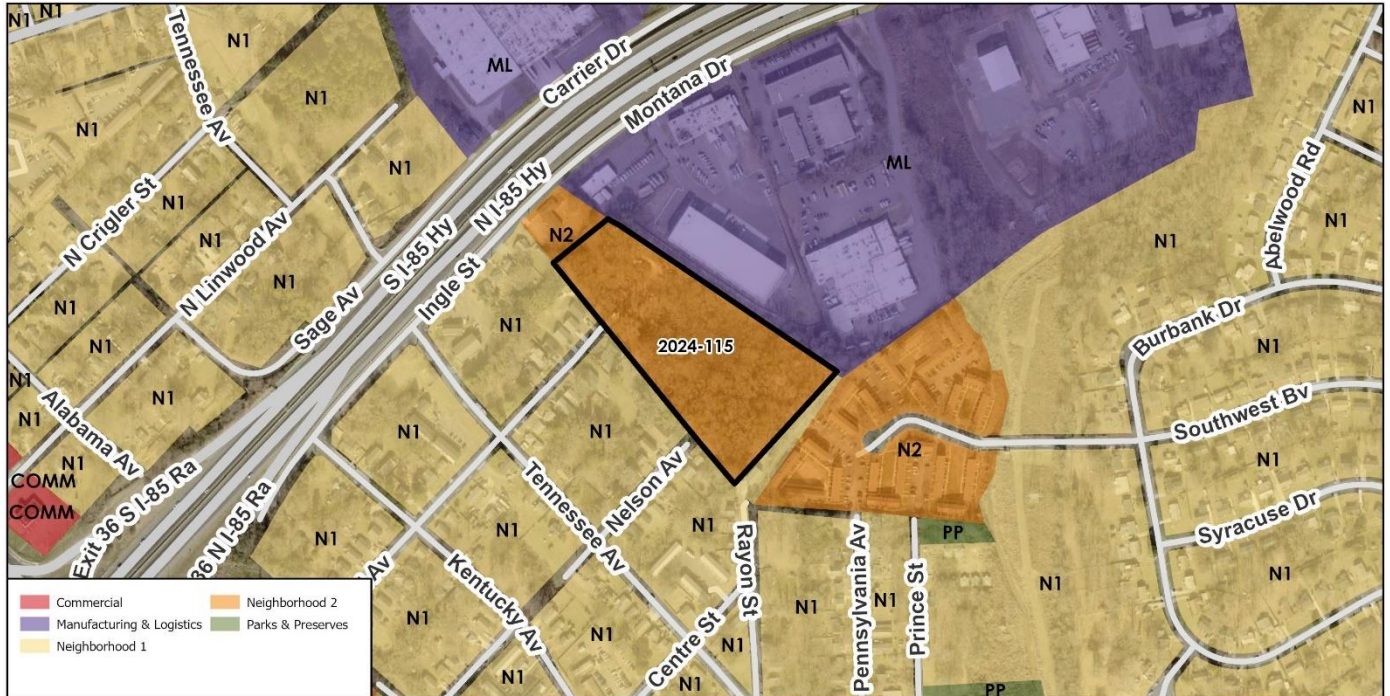
View of an area south of Montana Dr. predominately developed with manufacturing and logics uses located north of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-016	7.02 acres located south of Interstate 85, west of Beatties Ford Road, and north of Brookshire Freeway. From R-5 to R-22MF(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Campus and the Neighborhood 2 Place Types for this site.

• **TRANSPORTATION SUMMARY**

- The site is at the end of Honeywood Avenue, a City-maintained local street, north of Tennessee Avenue, 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 and/or conditional notes commit to removing hammerheads and creating an extension of the private access to the development. Site plan needs to be updated to remove proposed additional right of way along Nelson Avenue.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issue, Note 1.

• **Vehicle Trip Generation:**

Current Zoning: R-22MF(CD)

Existing Use: 0 trips per day (based on undeveloped property).

Entitlement: 1,037 trips per day (based on 150 multi-family dwellings).

Proposed Zoning: R-22MF(CD) SPA. 1,037 trips per day (based on 150 multi-family dwellings).

**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 comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 28 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Thomasboro Elementary (K-8) from 119% to 122%
    - West Charlotte High remains at 96%.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Nelson Avenue. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Honeywood Ave. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 2.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Transportation

1. ~~CDOT: Remove proposed additional right of way going into the development on Nelson Avenue.~~  
~~Addressed~~

##### Environment

2. ~~Urban Forestry: Show min 15% tree save that meets the standards. Protected tree save must be a min of 30' wide.~~ ~~Addressed~~

##### Site and Building Design

3. ~~Entitlement Services: Building height should be reduced to 58 feet to be more consistent with residential character of the area.~~ ~~Addressed~~
4. ~~Entitlement Services: Building 1 should be split into two buildings to reduce the mass of the structure.~~  
~~Addressed~~

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