

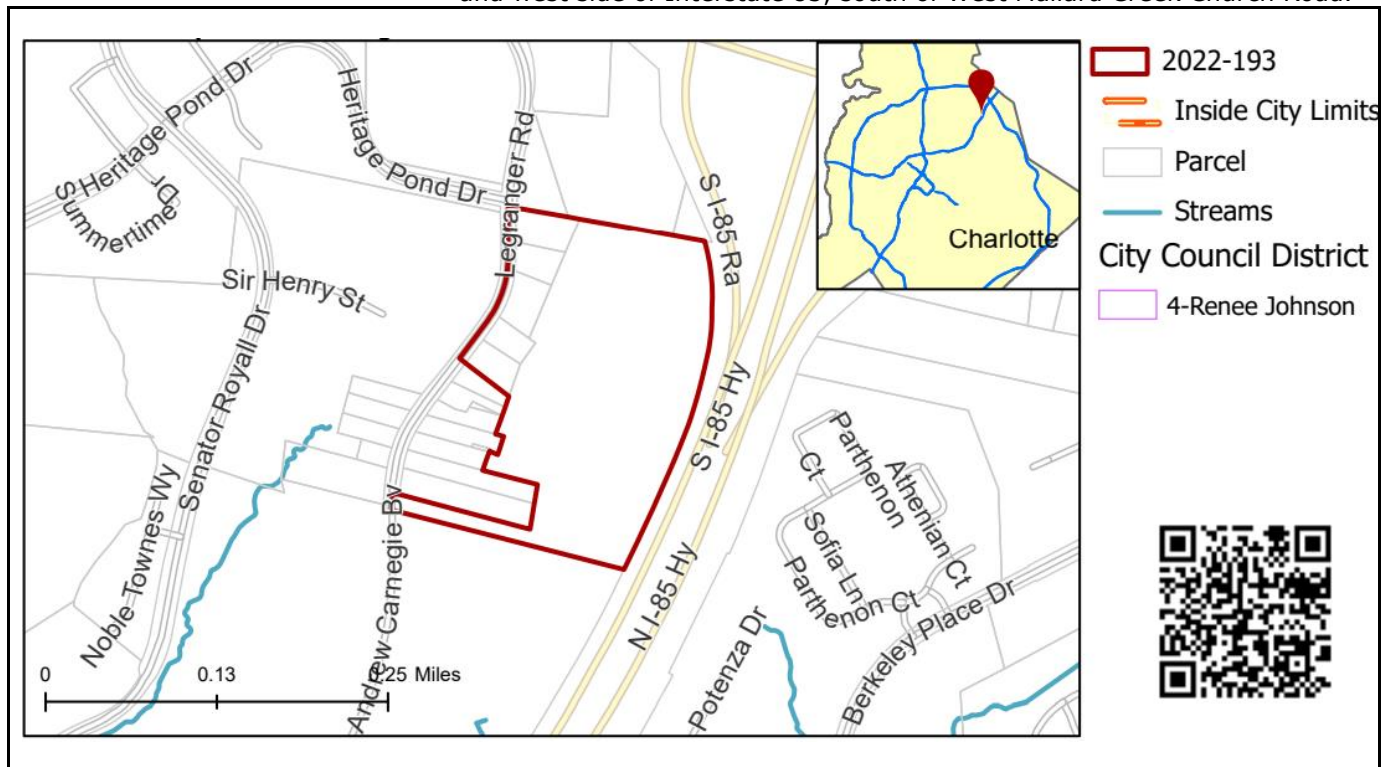
REQUEST

Current Zoning: RC (research campus) and N1-B (neighborhood 1-B)

Proposed Zoning: RE-3(CD) (research, conditional)

LOCATION

Approximately 19.79 acres located on the east side of Legranger Road and west side of Interstate 85, south of West Mallard Creek Church Road.



SUMMARY OF PETITION

The petition proposes a residential community of up to 184 multi-family residential dwelling units together with accessory uses allowed in the RE-3 district.

PROPERTY OWNER

Board of Trustees UNCC; Bryce T. Withers Granger & Brosnan Christopher Withers Granger; Betty Myers; Vivian Granger; Tangee Catherine Stitt; Daniel Lopez

PETITIONER

Brown Group, Inc.

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: 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 for the majority of the site, but **inconsistent** with the recommendation for the Neighborhood 1 Place Type for a portion of the site.

Rationale for Recommendation

- This petition proposes to add to the variety of housing in the area.

- The future residents of the proposed site will be well served by the Activity Center and Commercial uses in the area.
- The petition plans to provide two access points from Legranger Road.
- The petition proposes a 37.5-foot Class C buffer along the northern side of the property line and a 50-foot Class C buffer along the I-85 property edge.
- The petition proposes an 8-foot planting strip and a 6-foot sidewalk along the site frontage on Legranger Road, improving the pedestrian environment along this corridor.
- This petition plans to include an internal sidewalk and crosswalk network to connect residences to the buildings on site and the sidewalks along the abutting public streets.
- The petition proposes open spaces throughout the site with amenity areas that include landscaping, seating areas, hardscape elements, dog Parks, pool, and/or shade structures.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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

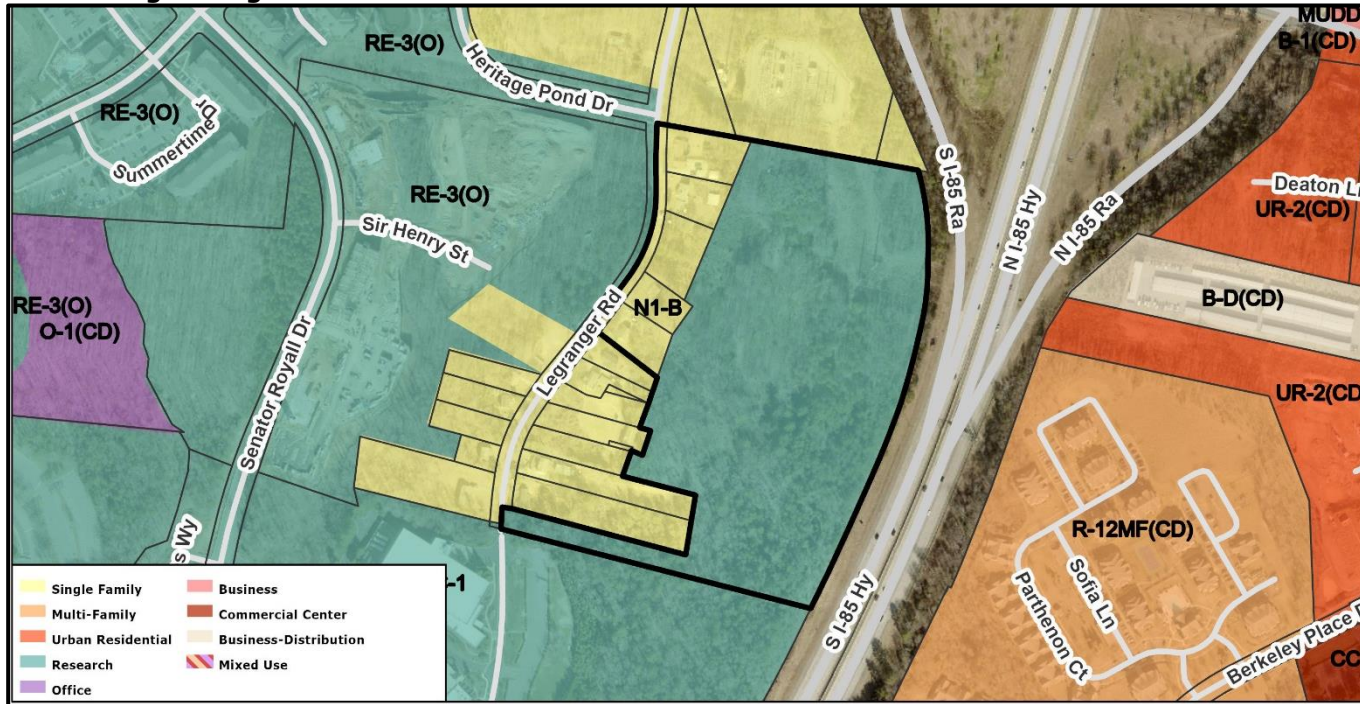
PLANNING STAFF REVIEW

• Proposed Request Details

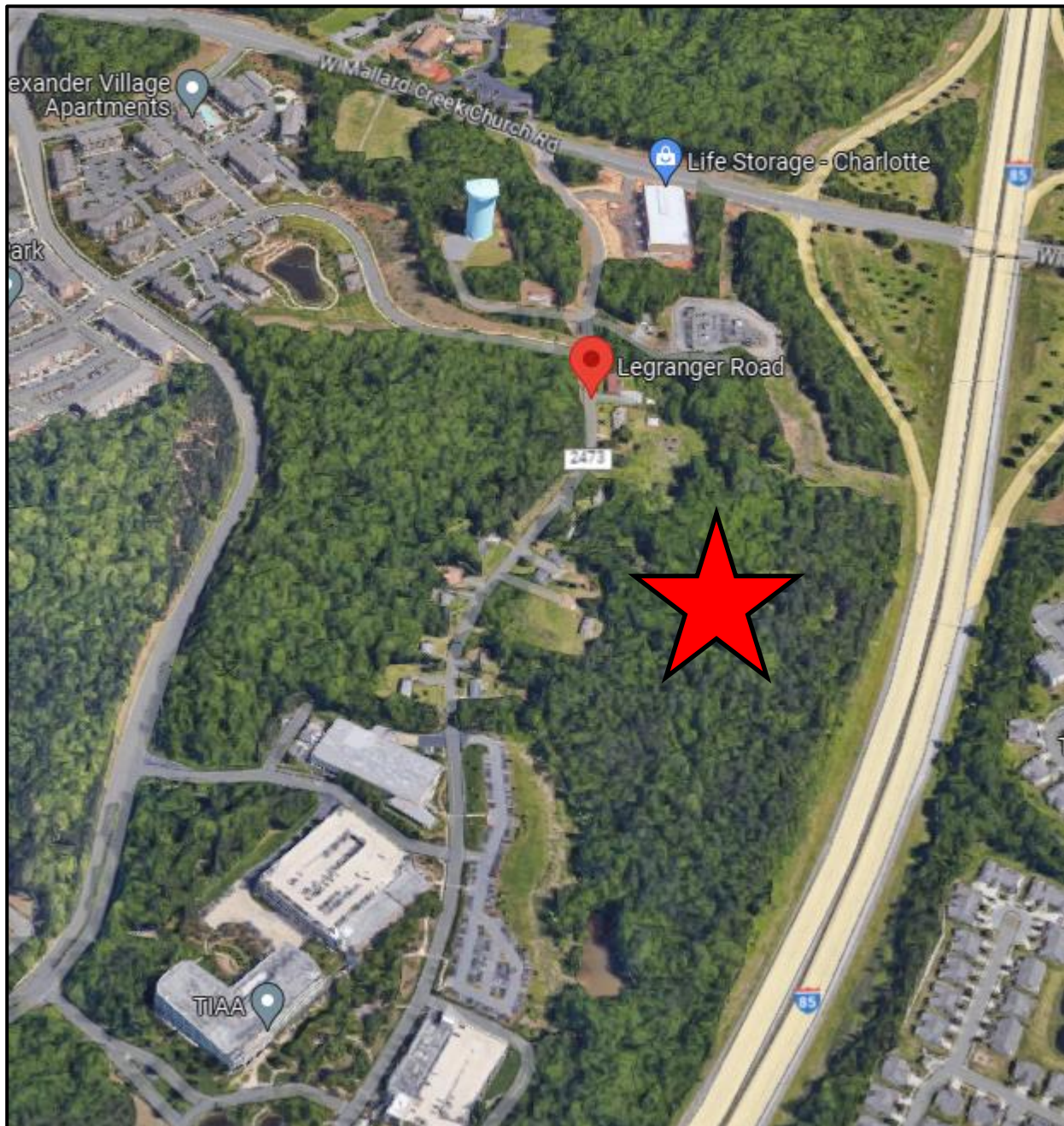
The site plan accompanying this petition contains the following provisions:

- Allows up to 184 multi-family residential dwelling units.
- Dedicates 28-feet of right-of-way from the road centerline along Legranger Road.
- Reconstructs Legranger Road to meet Charlotte Land Development Standards along site's frontage.
- Provides an 8-foot planting strip and a 6-foot sidewalk along the site frontage on Legranger Road.
- The petition proposes a 37.5-foot Class C buffer along the northern side of the property line and a 50-foot Class C buffer along the I-85 property edge.
- Commits an internal sidewalk and crosswalk network to connect residences to the buildings on site and the sidewalks along the abutting public streets.
- Provides open spaces throughout the site with amenity areas that include landscaping, seating areas, hardscape elements, dog Parks, pool, and/or shade structures.
- Provides architectural details including building materials.

- Existing Zoning



- The surrounding land uses include single family residential, office uses, and a power substation.



The subject property is denoted with a red star.



The property to the south along Andrew Carnegie boulevard is developed with the TIAA campus.



The property to the west along Legranger Road is currently under construction with multi-family units for rezoning 2021-039.

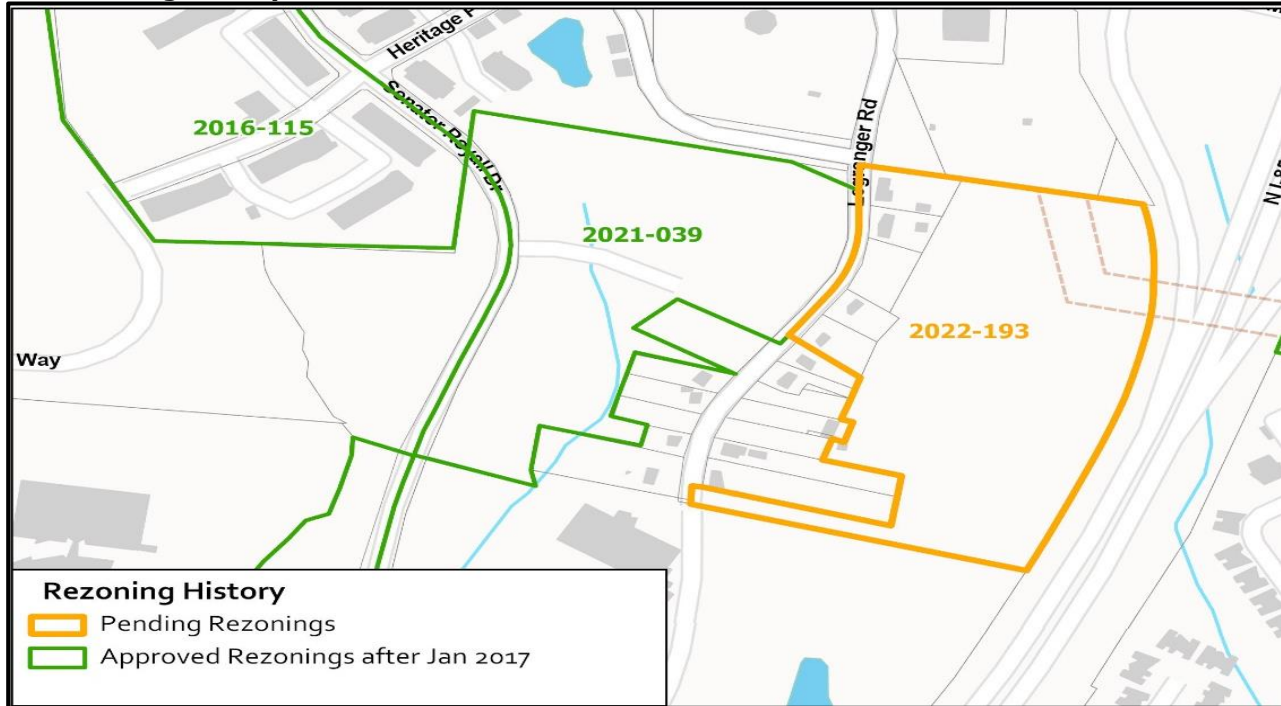


The property to the north along Legranger road is developed with a storage facility and a Duke Energy substation.



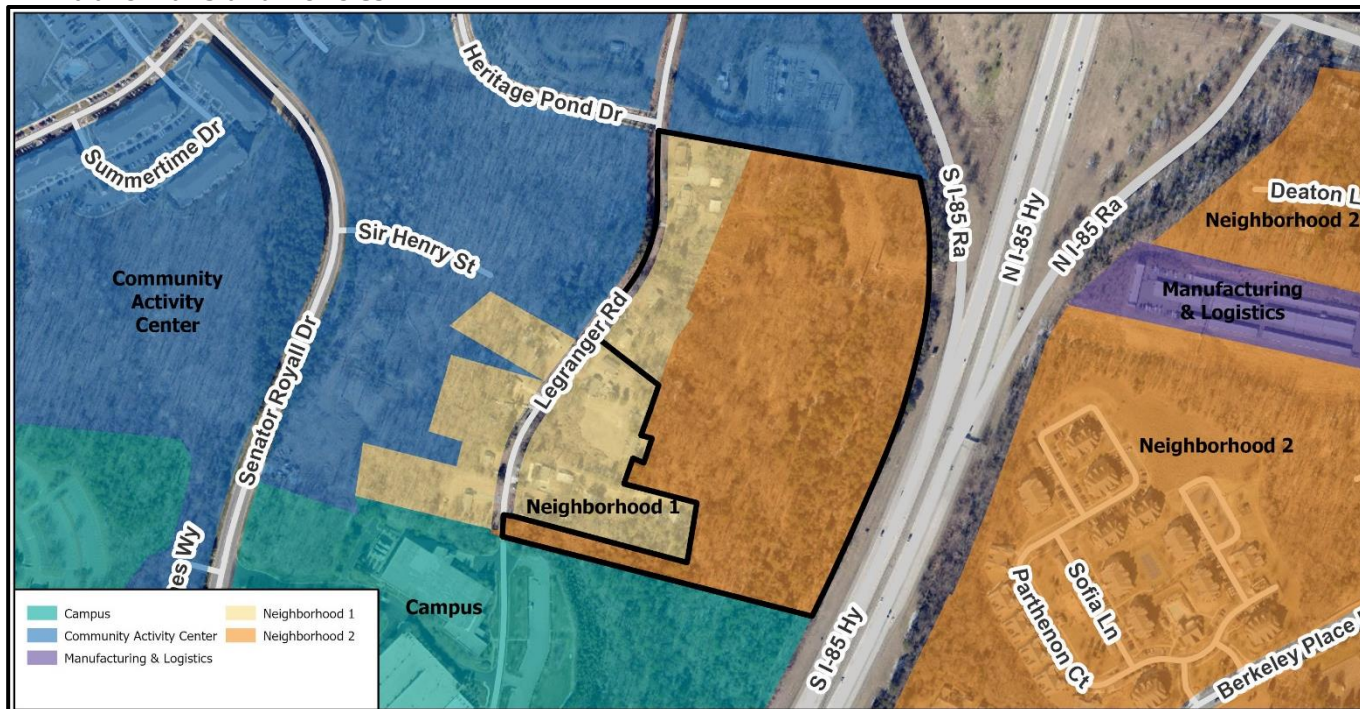
The property is bordered by Interstate 85 to the east.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-115	Rezoned 37.54 acres to modify the development standards for a portion of an approved project, to allow up to 300 multi-family dwelling units; 75,000 square feet of retail, eating/drinking/ entertainment establishments; and a 200-room hotel.	Approved
2022-039	Rezoned 21.5 acres to allow up to 350 multi-family dwelling units and up to 30 single-family attached townhome dwelling units for a total maximum of 380 dwelling units.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 and Neighborhood 2 Place Types.

• TRANSPORTATION SUMMARY

- The site is located adjacent to Legranger Road, a City-maintained local street and south of Heritage Pond Road, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Petitioner commits to construct an 8-foot planting strip, and 6-foot sidewalk on Legranger Road. All outstanding CDOT issues have been resolved.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - ~~See Outstanding Issues, Note 1.~~ Addressed
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 40 trips per day (based on 4 single family detached dwelling units).
 - Entitlement: 135 trips per day (based on 11 single family dwelling units).
 - Proposed Zoning: 1,255 trips per day (based on 184 multi-family dwelling units).

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:** Development allowed with the existing zoning could generate 23 students, while development allowed with the proposed zoning may produce 23 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Mallard Creek Elementary from 76% to 78%.
 - Ridge Road Middle from 115% to 116%.
 - Mallard Creek High remains at 122%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch small water distribution main located on Andrew Carnegie Blvd and an existing 2-inch small water distribution main located in parcel 04717118. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located in parcel 04717118. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **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:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."~~ Addressed

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

Planner: Michael Russell (704) 353-0225