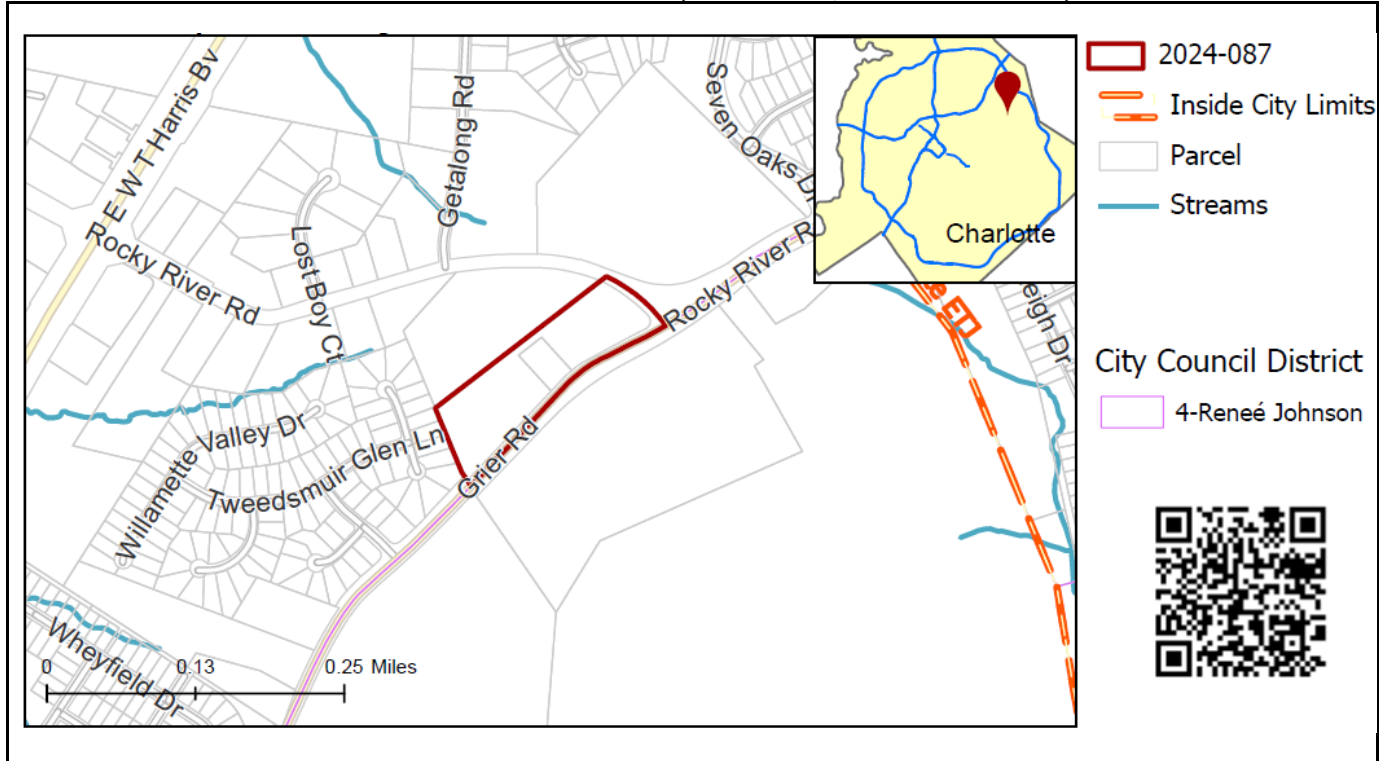


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

**LOCATION**

Approximately 6.8 acres located along the north side of Grier Road, the south side of Rocky River Road, east of Lassen Bay Place.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 70 multi-family attached dwelling units along with any incidental and accessory uses allowed in the N2-A zoning district.

**PROPERTY OWNER**

Daniel G McLaughlin

**PETITIONER**

Penmith Holdings, LLC

**AGENT/REPRESENTATIVE**

Nolan Groce, Urban Design Partners

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 0

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is 6.8 acres and meets the preferred acreage for a place type amendment.
- The proposed development 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 up to 70 new multi-family attached residential units.

- The site is adjacent to Reedy Creek Nature Center and Preserve and the Reedy Creek Greenway system.
- The site is within a ½ -mile of a designated Neighborhood Center.
- The site is served by the number 29 CATS local bus route.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

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

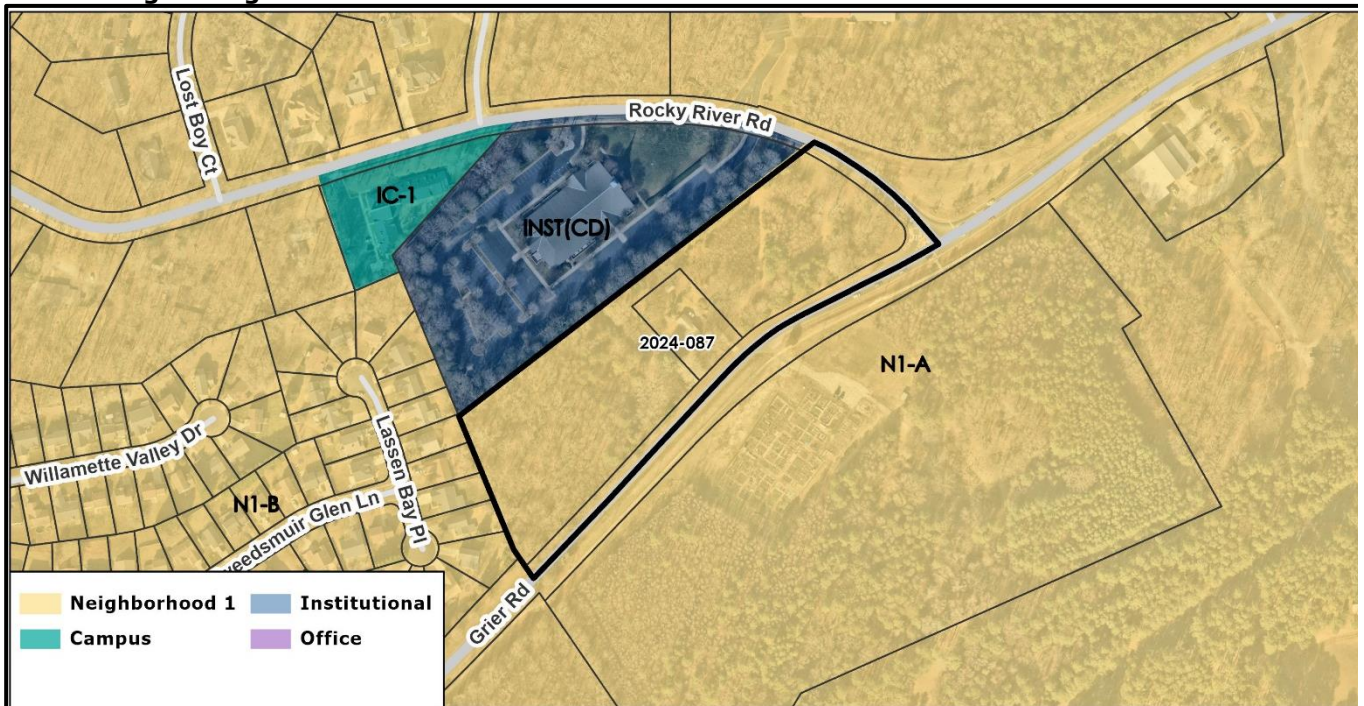
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 70 multi-family attached dwelling units.
- Provides a 12-foot multi-use path and an 8-foot landscape strip along Rocky River Road and Grier Road.
- Commits to extend the 12-foot shared use path along Grier Road approximately 430-linear feet to connect to the existing sidewalk at the intersection of Nicolet Glen Drive and Grier Road. Reduction of proposed sidewalk width shall be permitted if adequate existing public right of way is not present and/or to prevent any modifications to the existing berm or existing single family lots along Grier Road. Proposed sidewalk may meander to accommodate existing utilities, existing street infrastructure and existing street trees.
- Provides an 8-foot sidewalk and an 8-foot landscape strip along proposed public Road 1.
- Commits to restripe Grier Road to provide a 3-lane section along the site’s frontage.
- Commits to upgrade ramps at the corner of Grier Road and Rocky River Road to accommodate the shared use path upgrades.
- Upgrades the existing bus stop to an ADA-compliant bus pad with bench.
- Provides visitor parking.
- Limits height to 48 feet.
- Provides architectural details.

• **Existing Zoning**



- The property is zoned N1-A. The surrounding zoning is INST(CD), N1-A, N1-B, and IC-1. The surrounding land uses include single family, religious institutions, and park uses.





The property is denoted by a red star.



The property to the northwest along Rocky River Road is developed with a religious institution.





Reedy Creek Nature Preserve is located to the south across Grier Road.



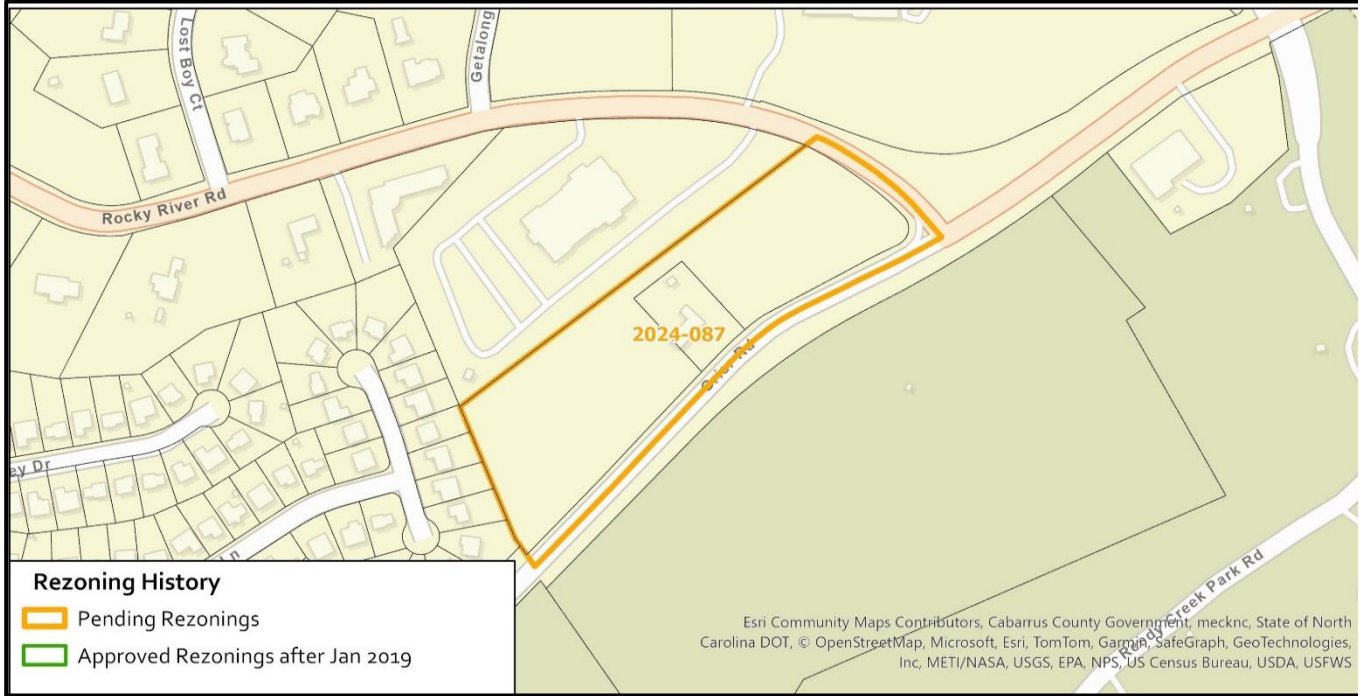
The property to the southwest along Lassen Bay Place is developed with single family homes.



The property to the north along Rocky River Road is developed with a religious institution.

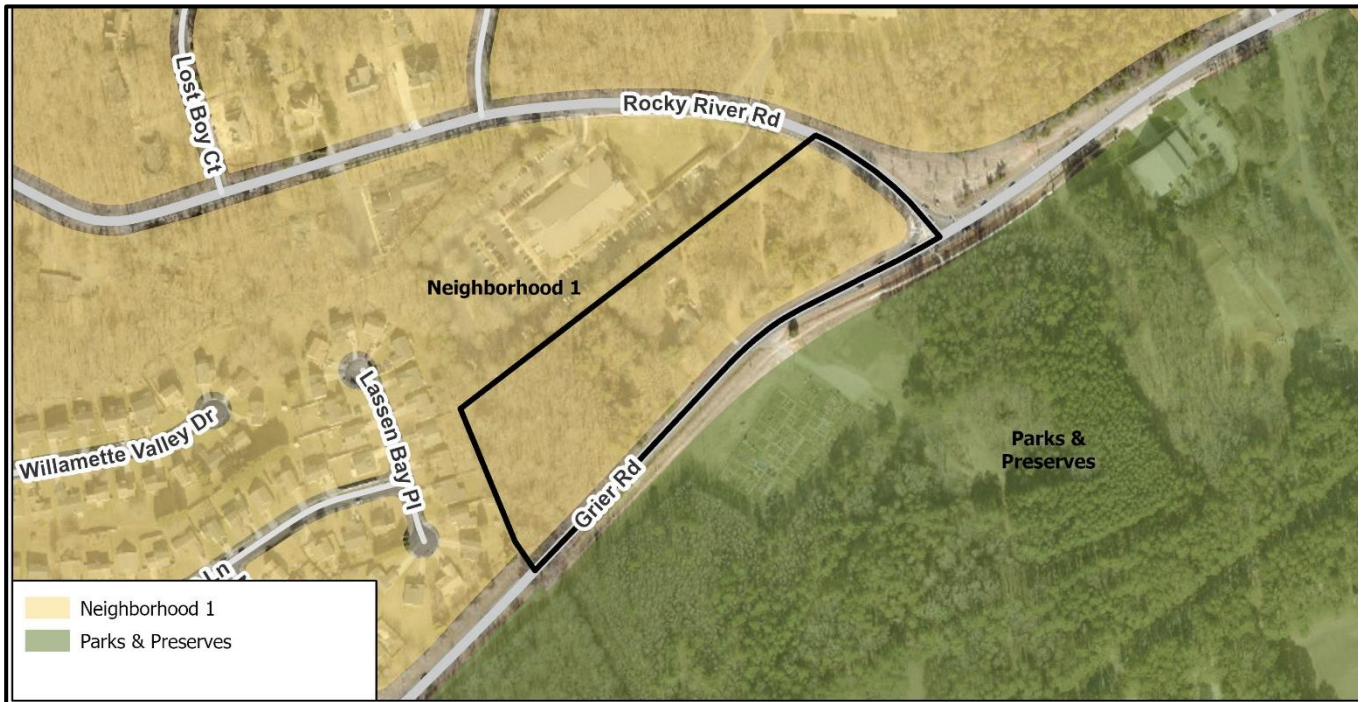


• **Rezoning History in Area**



There have not been any rezonings in this area recently.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of a State-maintained, Avenue Grier Road and a State-maintained Avenue, Rocky River Road. 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. The petition has committed to constructing multi-use paths along both public road frontages, turn lane improvements along Grier Road, and a new public street. All Outstanding CDOT comments have been addressed.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 15 trips per day (based on 1 single family dwelling unit).
    - Entitlement: 230 trips per day (based on 20 single family dwelling units).
  - Proposed Zoning: 483 trips per day (based on 70 single family attached 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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 11 students to the schools in this area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - JW Grier Elementary remains at 101%.
    - Northridge Middle remains at 111%.
    - Rocky River High remains at 84%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Grier Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 10508203. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://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:** No outstanding issues.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225