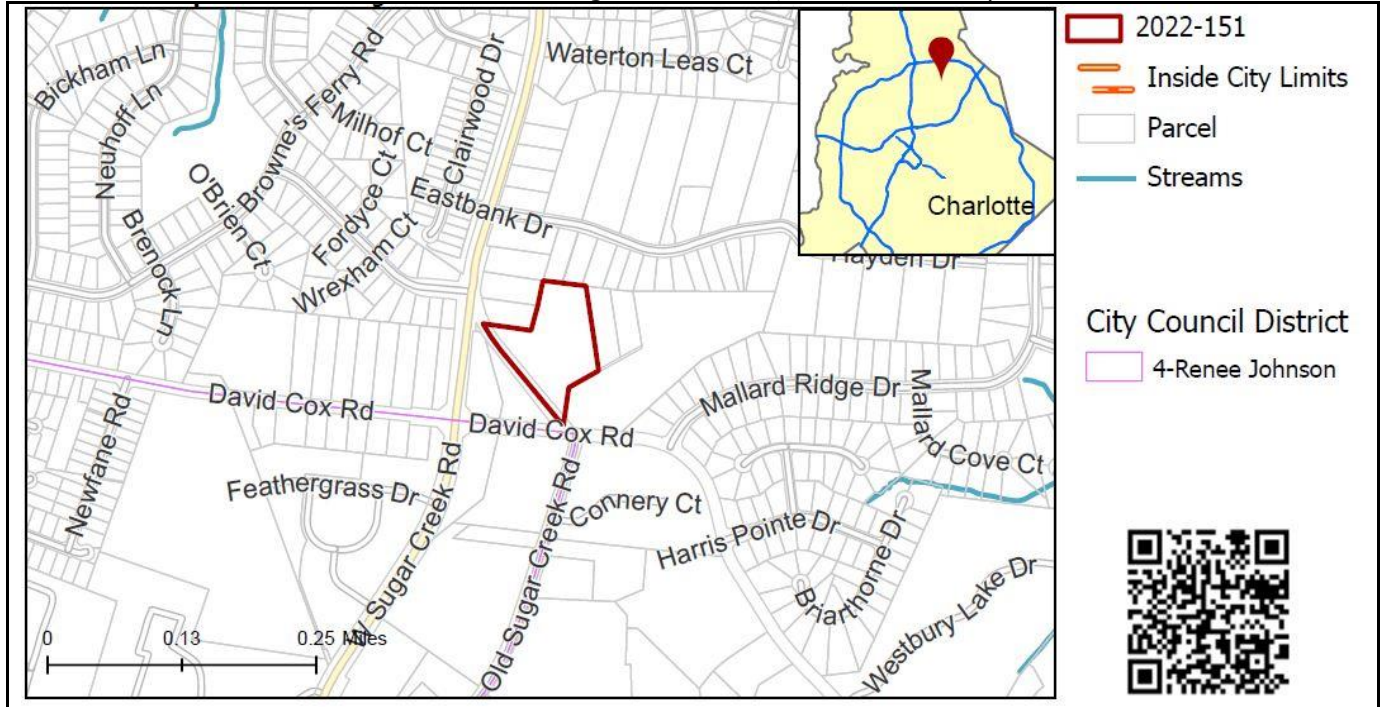


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 4.37 acres located on the north side David Cox Road, east of West Sugar Creek Road, and south of Hayden Drive.



SUMMARY OF PETITION

The petition proposes development of up to 43 single-family attached townhome residential dwelling units on a site with one existing single-family dwelling.

PROPERTY OWNER

Rayna Properties, LLC

PETITIONER

Frontiers Enterprises, LLC

AGENT/REPRESENTATIVE

Michael Barnes, Vision 21 Construction

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 15

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form. Staff may reevaluate its recommendation with a development outcome that better aligns to the Neighborhood 1 Place Type.

Plan Consistency

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

Rationale for Recommendation

- The site's proposed development pattern is not compatible with the primary land use recommendations for single family detached, duplex and triplex dwellings of the Neighborhood 1 Place Type.
- The *2040 Comprehensive Plan* recommends that townhome buildings on individual lots are sited along 4+ lane arterials while the proposed development is located adjacent to David Cox Road which the Charlotte Streets Map designates as a 2+ lane avenue.

- Where townhome buildings are deemed appropriate in the Neighborhood 1 Place Type, such as long 4+ lane arterial streets, near high frequency transit lines, and within a ½ mile walk of a Centers Place Type, the number of units per building should be limited to no more than 5. This development proposes dwellings with up to 6 units per building.
- The site is located within a ½ mile walk of a grocery store and other retail and services. But a lack of sidewalks and crosswalks in the area which makes accessing these amenities potentially unsafe.
- The site's location lacks a dense network of streets to help effectively disperse vehicular traffic, funneling car trips primarily on to a minor thoroughfare and a local street.
- The site is located within a ½ mile walk of bus stops providing service to the Charlotte Transportation Center via the CATS number 21 local bus. But again, a lack of sidewalks and crosswalks in the area make the walk to the bus stops potentially unsafe.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

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

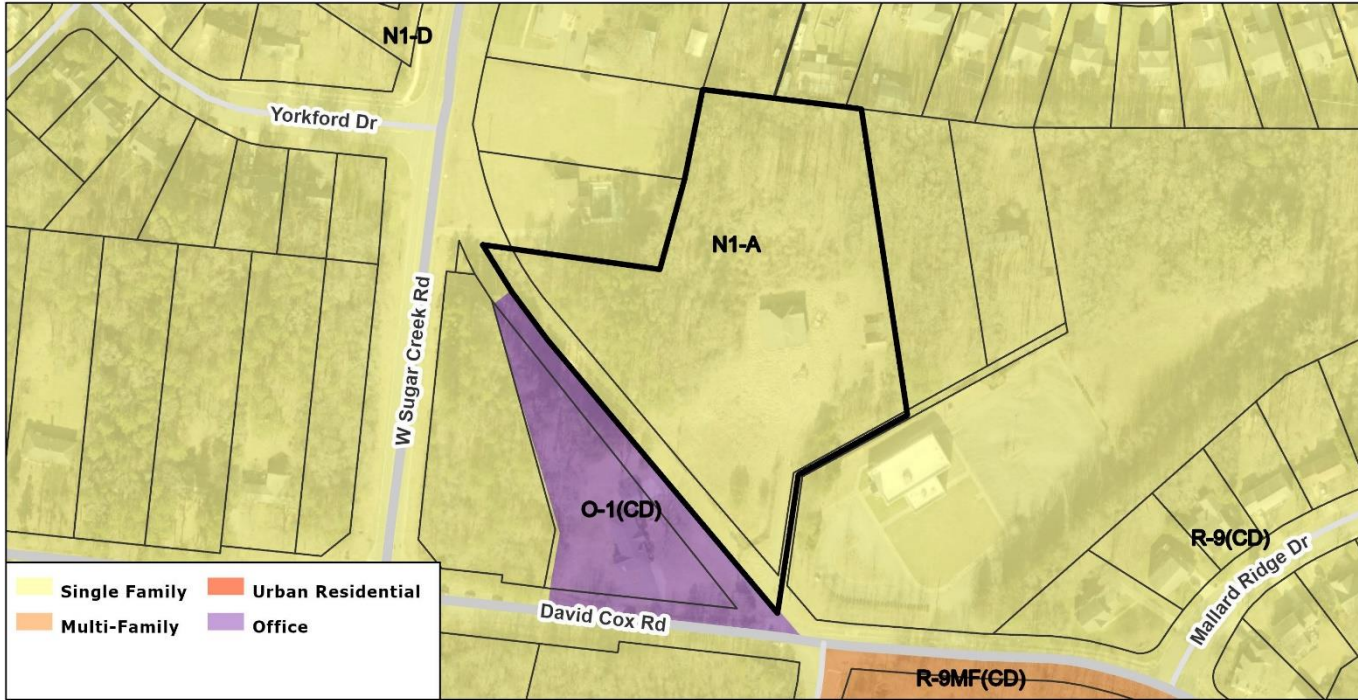
PLANNING STAFF REVIEW

- **Proposed Request Details**

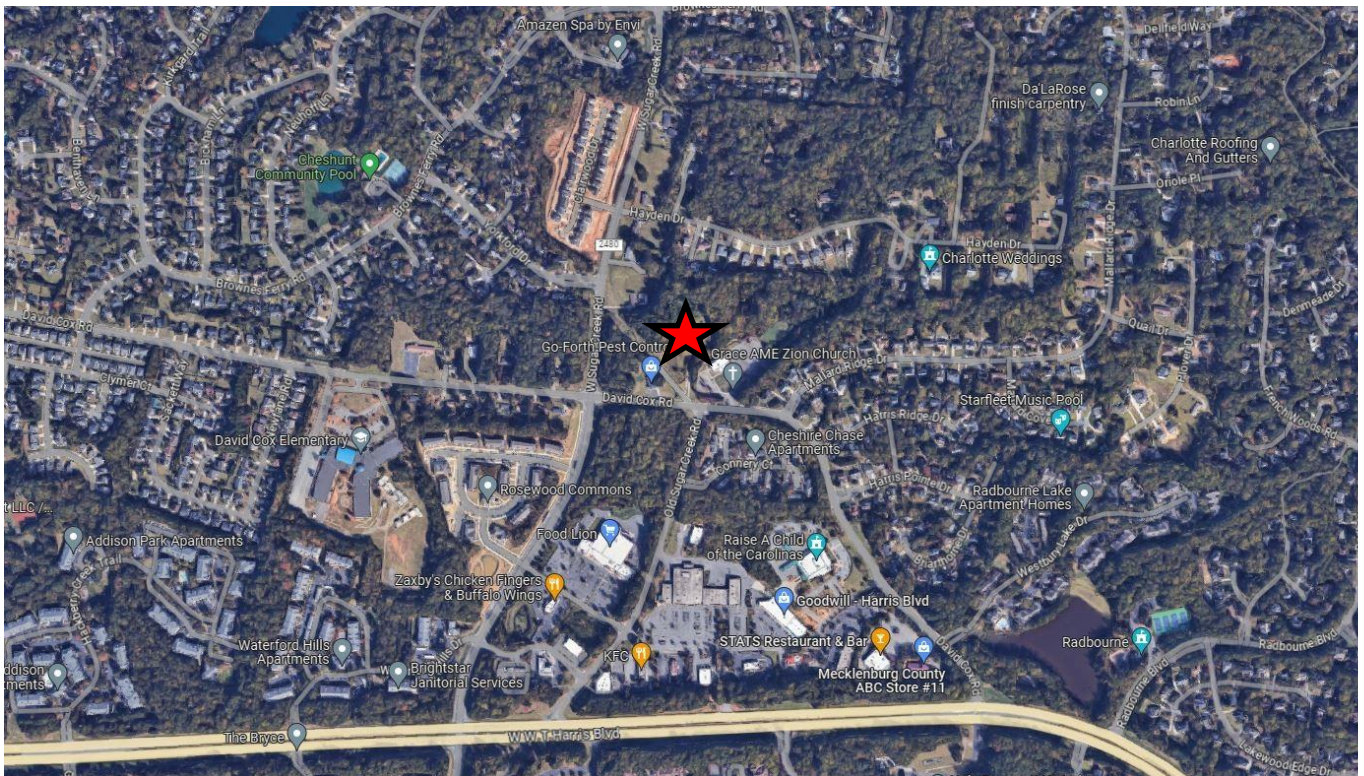
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 43 single-family attached townhomes, in buildings consisting of no more than 6 units, at a rate of 9.7 dwelling units per acre.
- Vehicular access is proposed via private streets accessed from a public street extension of Old Sugar Creek Road which will include an 8-foot sidewalk and 8-foot planting strip.
- Architectural design standards related to primary and restricted building materials, maximum building lengths, blank wall area limitations, raised and covered pedestrian entrances, building orientation, minimum roof pitch, usable porches and stoops, garage door location requirements, etc.
- Each unit will have direct sidewalk connections that lead throughout the site and to the new public street.
- Includes fence, wall, and site lighting standards.
- Maximum base building height of 40 feet with additional height allowed per Zoning Ordinance Standards.

• Existing Zoning



- The property is currently zoned N1-A, is abutting other properties zoned N1-A, and is adjacent to properties zoned office, multi-family residential, and single-family residential.



The site (indicated by red star above) is located on the north side of David Cox Road. East of Mallard Creek Road and northeast of Old Sugar Creek Road right-of-way. The site is adjacent to single-family residential developments to northeast and west and a church to the southeast.



View of the site looking north from the intersection of David Cox Road and Old Sugar Creek Road. The site is currently developed with one single-family dwelling.



View of the Grace AME Zion Church located on David Cox Road southeast of the site.



View of a single-family dwelling located on Mallard Creek Road northwest of the site adjacent to Old Sugar Creek Road right-of-way (at the right of the image).

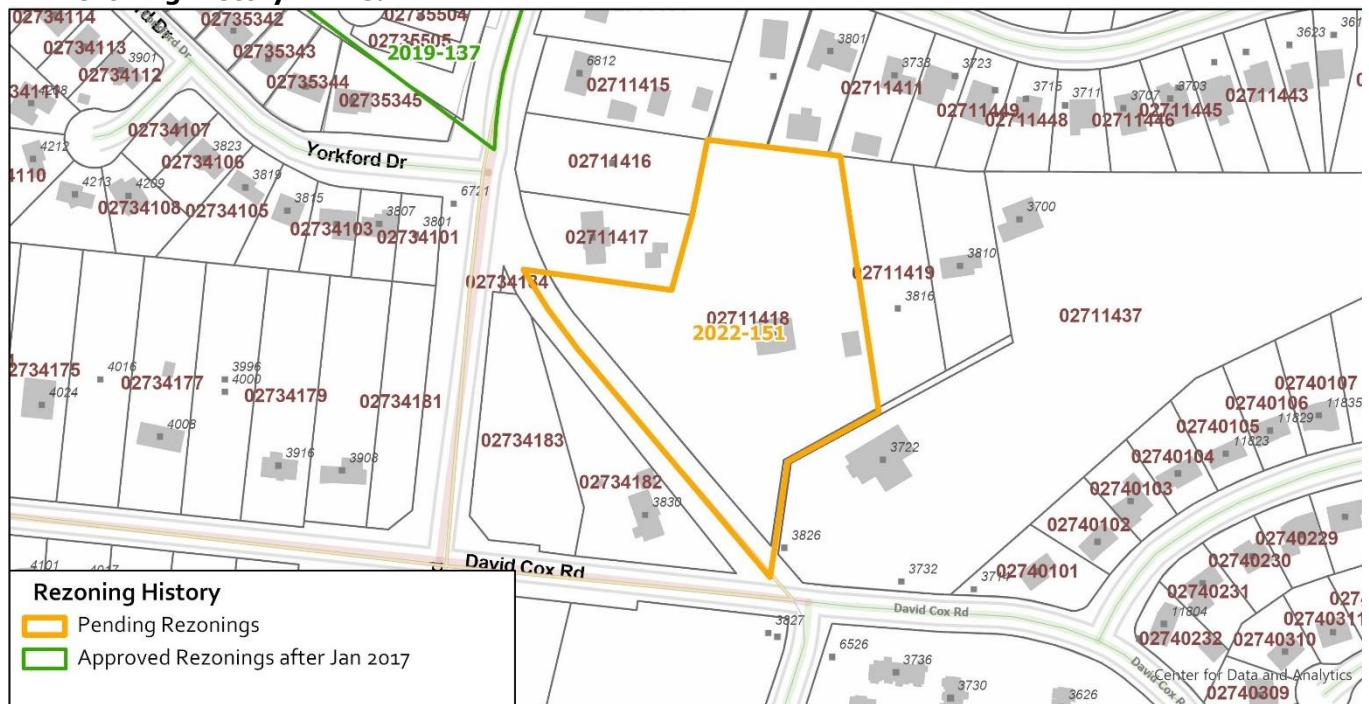


View of single-family dwelling subdivision located along Hayden Drive north of the site.



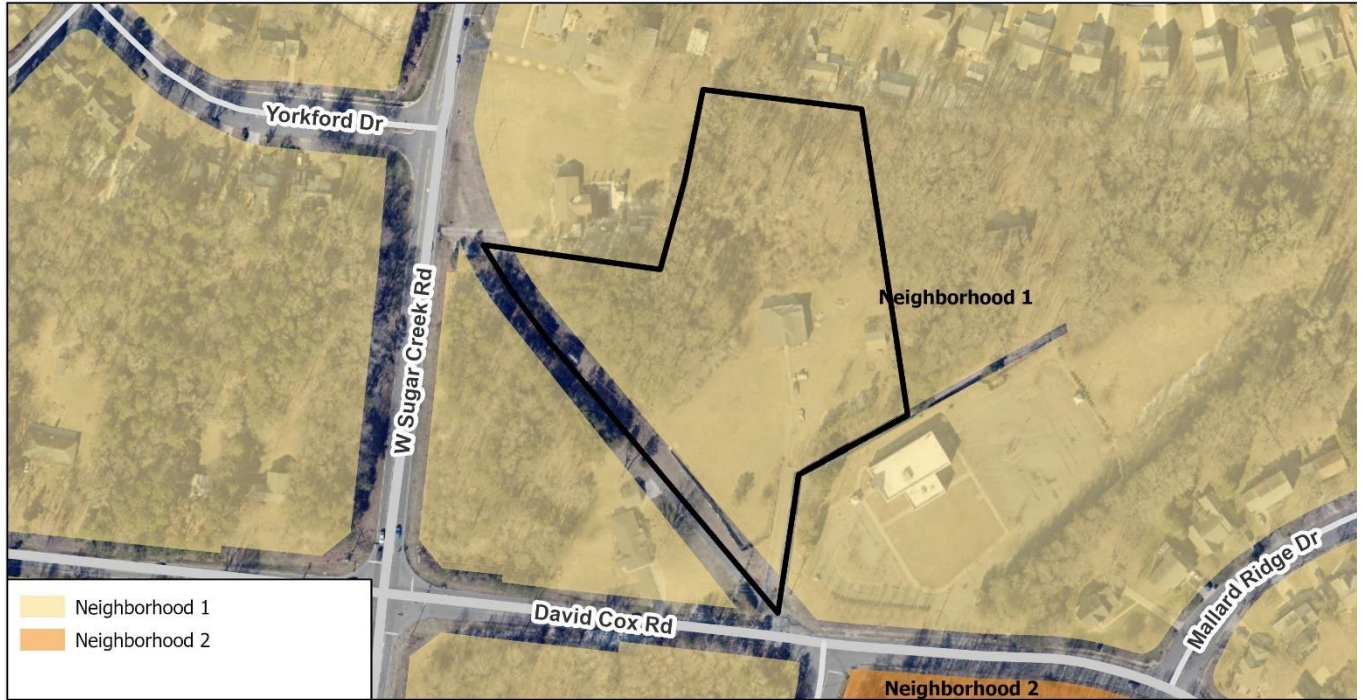
View of the Cheshire Chase Apartments located on Old Sugar Creek Road located to the south of the site across David Cox Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-137	9.62 acres located on the west side of West Sugar Creek Road, north of Yorkford Drive, south of Browne's Ferry Road to R-6(CD) from R-3.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located north of David Cox Road, a State-maintained minor throughfare east of West Sugar Creek Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site not generating 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to removing private street stubs from site plan, and the removal of conditional notes relating to the Old Sugar Creek.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 1-2.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: Single-family detached 20 trips per day (based on 2 dwelling units).

Entitlement: R-3 155 trips per day (based on 13 dwelling units).

Proposed Zoning: R-17MF 280 trips per day (based on 43 dwelling units).

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:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 8 students, while development allowed with the proposed zoning may produce 8 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0.
 - The proposed development is projected to increase the elementary school utilization over existing condition (without mobile classroom units) as follows:
 - David Cox Elementary from 116% to 117%
 - Ridge Road Middle will remain at 115% utilization.
 - Mallard Creek High will remain at 122% utilization.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along the South of the Rezoning Boundary. Charlotte Water currently does not have sanitary sewer system accessible for the rezoning boundary under review. The closest gravity sewer main is approximately 200 feet West of the rezoning boundary on Sugar Creek Road.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Revise conditional notes by modifying the conditional notes to reference the proposed roadway in lieu of Old Sugar Creek conditional notes as Old sugar creek is to be abandoned (see above comments regarding abandonment). Conditional notes are to reference the proposed roadway and not Old Sugar Creek.
2. Revise site plan to remove extension of private streets to property line.

Site and Building Design

3. Revise site plan to better align proposed use with Neighborhood 1 Place Type.

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