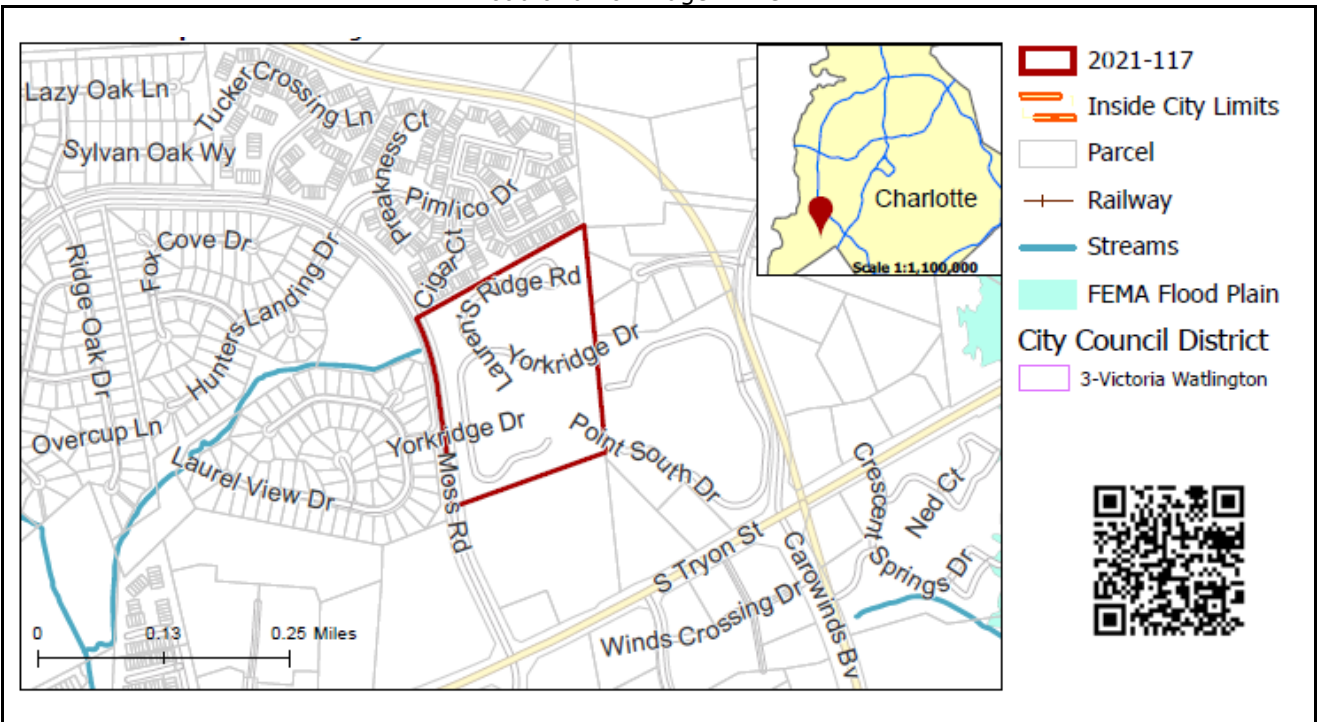


REQUEST

Current Zoning: R-9MF (CD) & R-15MF (CD) (Multifamily Residential, Conditional)
Proposed Zoning: R-17MF (Multifamily Residential)

LOCATION

Approximately 21.4 acres located west of the intersection of Moss Road and Yorkridge Drive.



SUMMARY OF PETITION

The petition proposes to rezone the site in the Steele Creek community to permit all uses allowed in the R-17MF district.

PROPERTY OWNER

WE York Ridge Owner, LLC

PETITIONER

Jefferey Weiskopf

AGENT/REPRESENTATIVE

Brian Smith

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the recommended land use of residential up to 17 dwelling units per acre for this site, as per the *Steele Creek Area Plan*.

Rationale for Recommendation

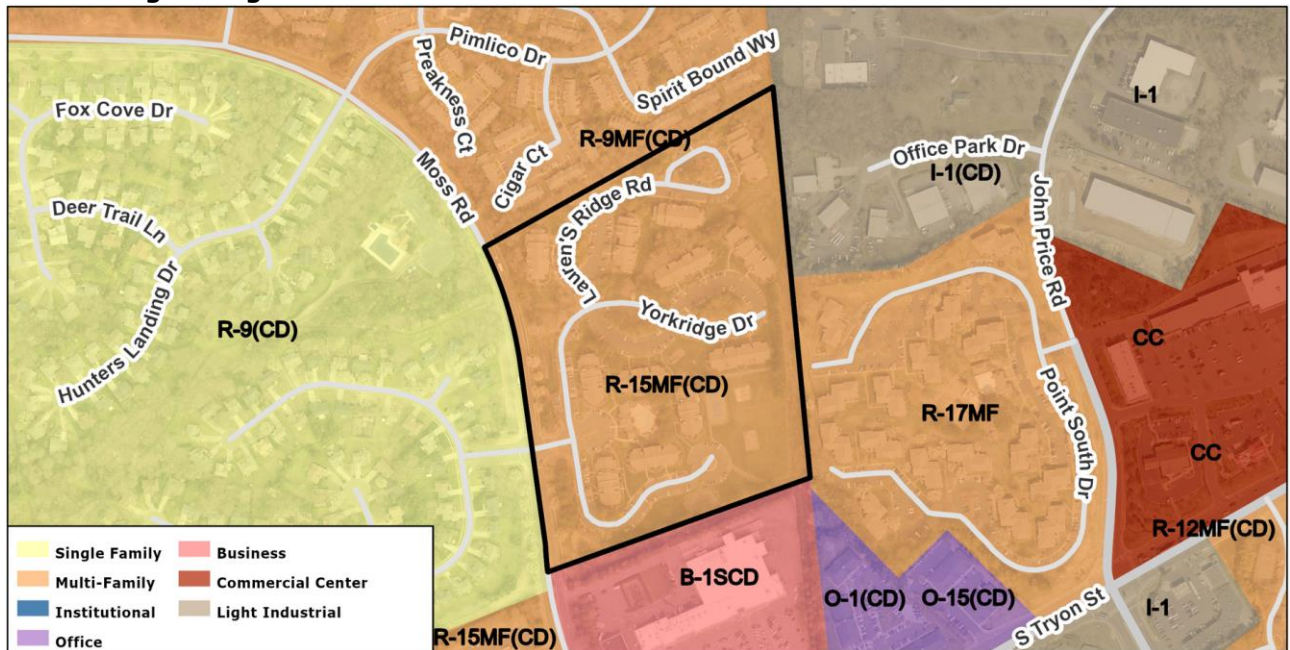
- The proposed rezoning to R-17MF is consistent with the adopted land use for the site, and consistent with the existing multi-family developments in the area.
- The site is already developed as a multi-family residential community.
- The site is within ¼ of neighborhood retail and within ½ mile of a pair of CATS bus stops.

PLANNING STAFF REVIEW

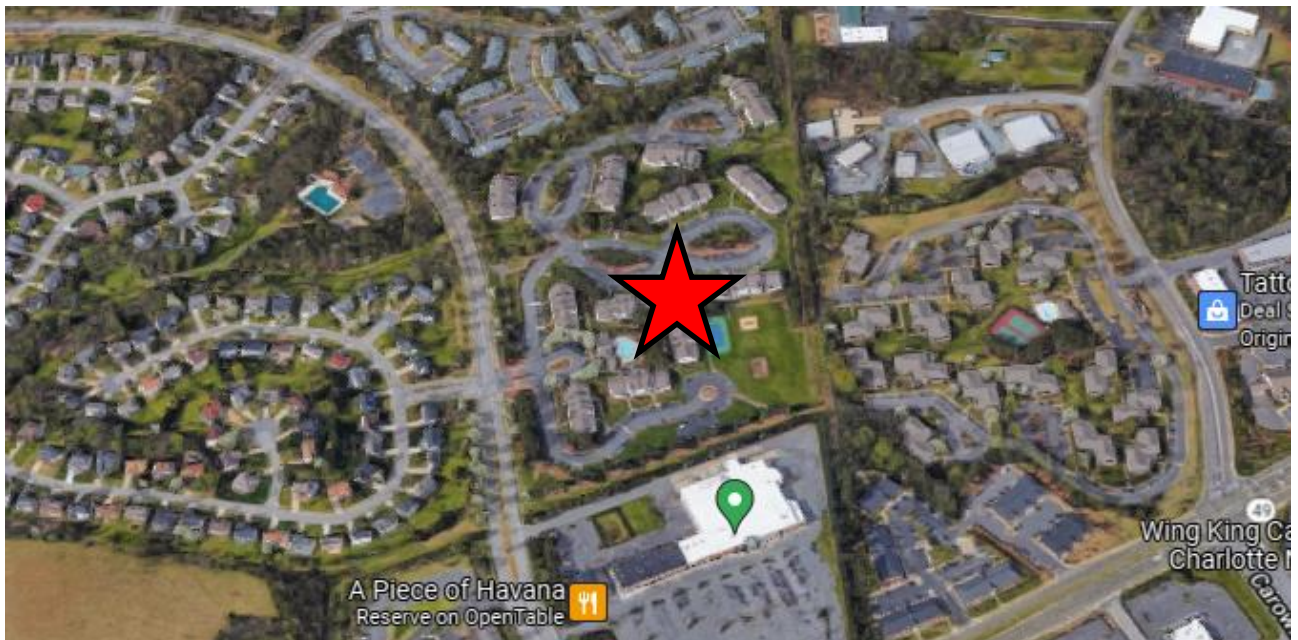
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The site was previously rezoned by two separate petitions (1985-024C and 1991-041C) two permit multifamily residential uses.



The site, marked by a red star, is surrounded by a range of different land uses including multifamily residential, single family residential, and commercial.



The properties to the north of the site are developed with single family attached residential uses.



The properties to the east of the site are developed with multifamily residential and commercial uses.

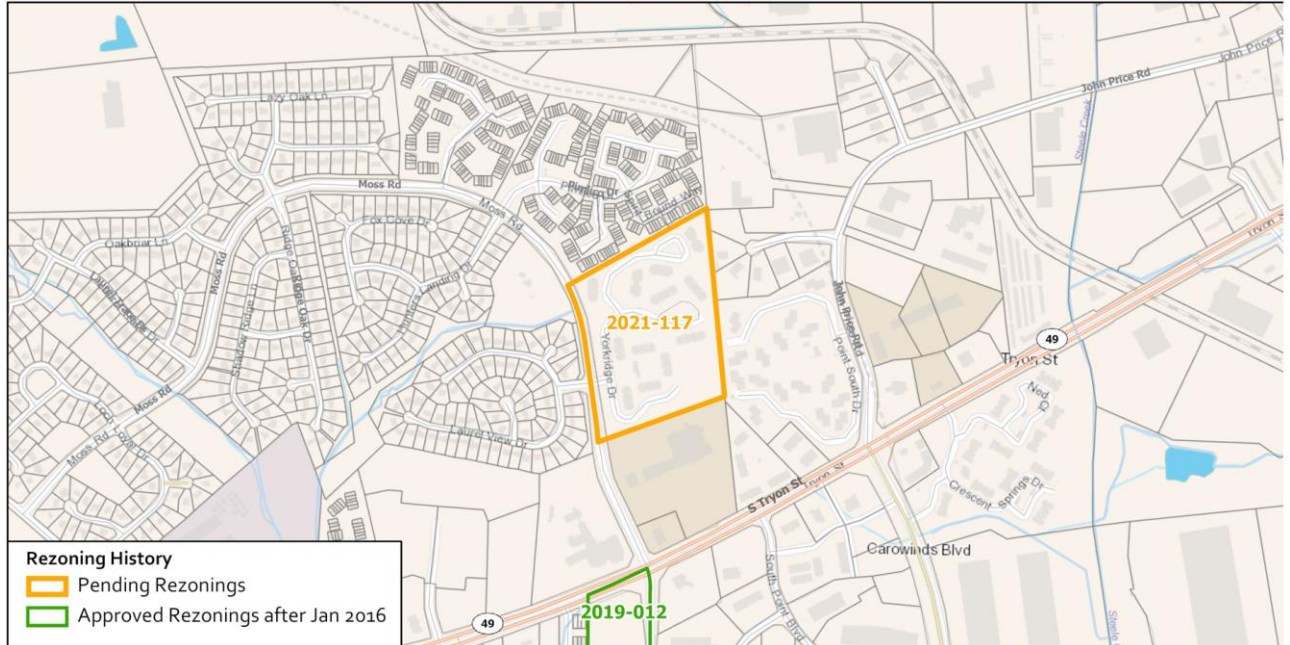


The properties to the south of the site are developed with retail and office uses.



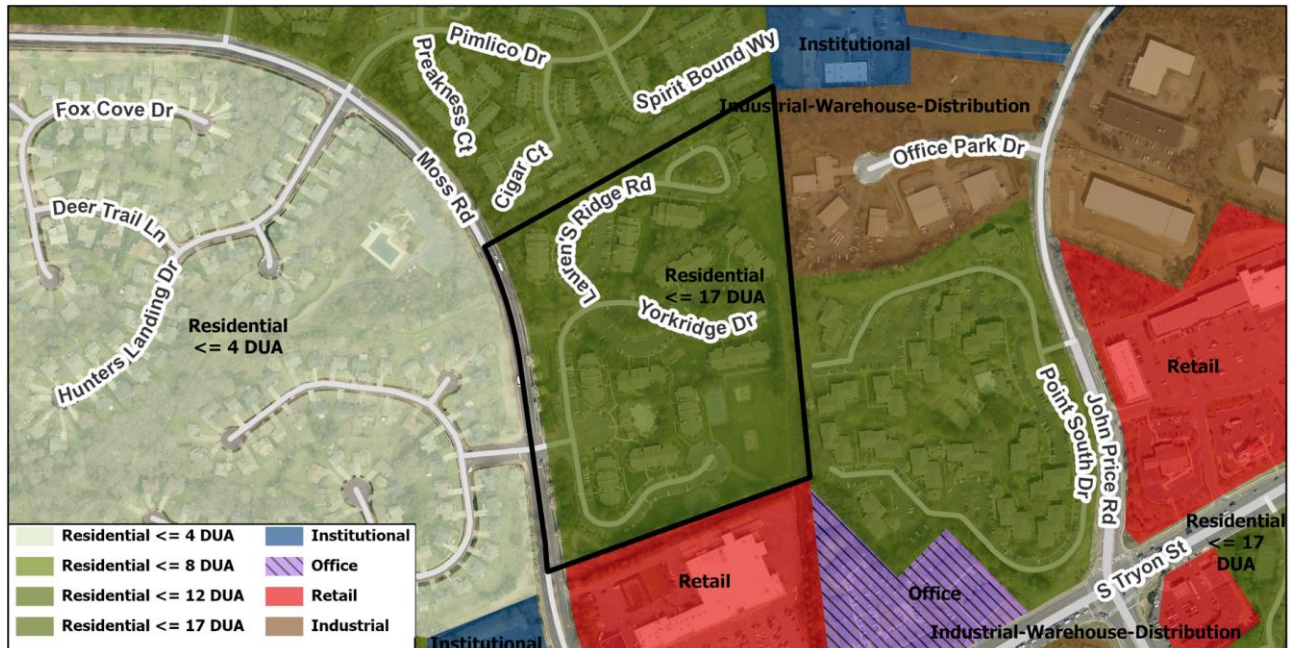
The properties to the west of the site are developed with single family residential uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-012	Request to modify a previously approved plan to allow up to 30,500 square feet of retail uses.	Approved

- Public Plans and Policies**



The Steele Creek Area Plan (adopted 2012) recommends residential land uses up to 17 dwelling units per acre for this site and surrounding area.

- TRANSPORTATION SUMMARY**

- The site is located on Moss Road, a major collector. A Traffic Impact Study (TIS) is not needed for this site. This site is currently being rezoned conventionally, and there is no site plan to review. CDOT will determine streetscape requirements and road access for this site during the permitting process.
- Active Projects:**
 - There are no active projects in the vicinity of this site.

- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
 - Existing Use: 1,310 trips per day (based on 240 multifamily residential dwellings).
 - Entitlement: 1,670 trips per day (based on 247 multifamily residential dwellings and 48 single family attached dwellings).Proposed Zoning: 2,560 trips per day (based on 470 multifamily residential dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 106 students, while the development allowed under the proposed zoning may produce 261 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 155.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Lake Wylie Elementary from 103% to 115%
 - Southwest Middle from 139% to 143%
 - Olympic High from 126% to 127%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Moss Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Moss Rd. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **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:** MCPR requests a minimum of 1 acres to be dedicated and conveyed to Mecklenburg County for the future neighborhood park. This parcel shall be adjacent to a public right-of-way and be developable for typical neighborhood park amenities and shall not be encumbered by tree save. This rezoning is in a gap area for public open space. Contact MCPR with any questions/comments.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry:** No comments submitted.





See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org


Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✗

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>