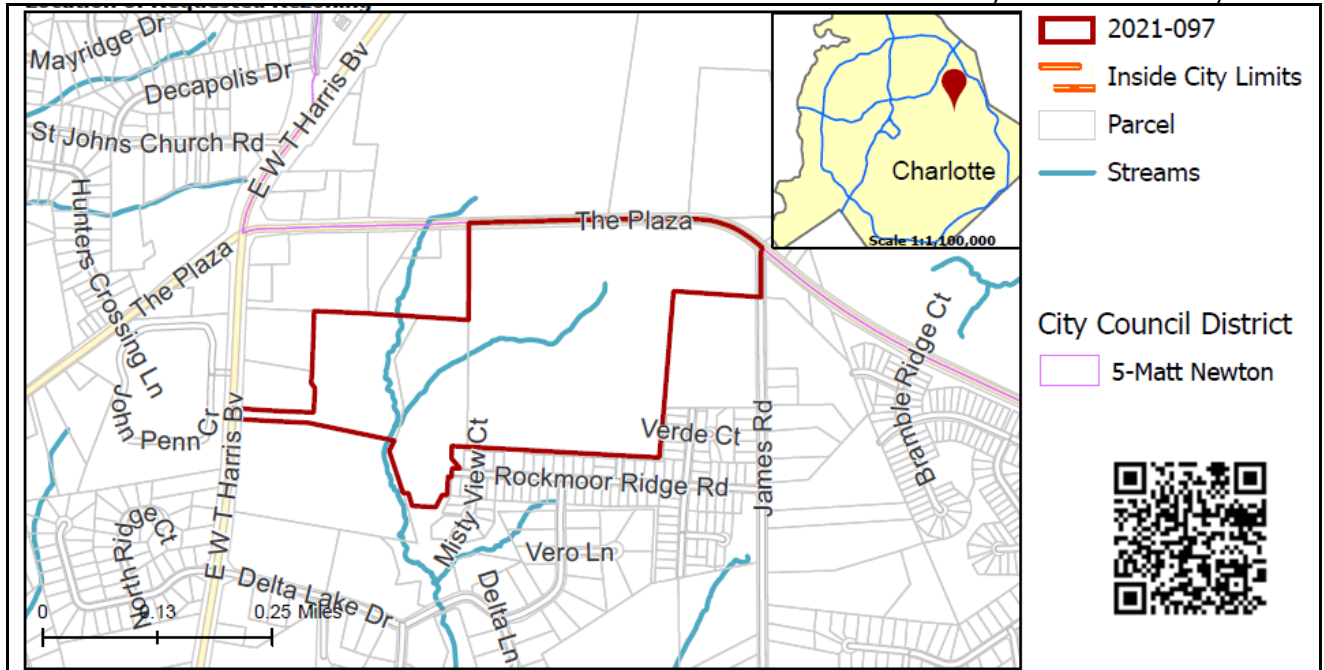


REQUEST

Current Zoning: R-3 (residential) & MX-2 (mixed-use)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 56.98 acres located near SE intersection of The Plaza and E. W.T. Harris Boulevard in the Hickory Grove community.



SUMMARY OF PETITION

The petition proposes to rezone a three-parcel assemblage to accommodate the potential development of up to 260 single family attached housing units at a density of 4.56 dwelling units per acre (DUA).

PROPERTY OWNERS

Cox Media Group, LLC;

PETITIONER

Mattamy Homes; Geosam Capital US, LLC

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

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

Number of people attending the Virtual Community Meeting: 18

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *East District Plan's* (1990) recommended density for the eastern portion of the assemblage but **consistent** with the land use recommendation for the west portion of the site (8 DUA) and with the overall use recommended site-wide (single family/residential). The petition is **consistent** with the General Development Policies (GDP) locational criteria for consideration of up to 5 DUA.

Rationale for Recommendation

- The request for single family attached dwelling units and the associated density is a reasonable transition from The Plaza to the single family detached dwelling units along James and Rockmoor Ridge Roads.

- The addition of a single family attached housing type accomplishes the Plan's goal of "encouraging a wide range of housing opportunities..."
- The requested density (4.56 DUA) is reasonable as it is only moderately above the recommended density (4 DUA) for a portion of the parcel and under the recommended density (8 DUA) for the remainder of the parcel.

The approval of this petition will revise the adopted future land use as specified by the *East District Plan*, from single family uses up to four DUA and residential uses up to 8 DUA to residential uses up to 5 DUA for the site.

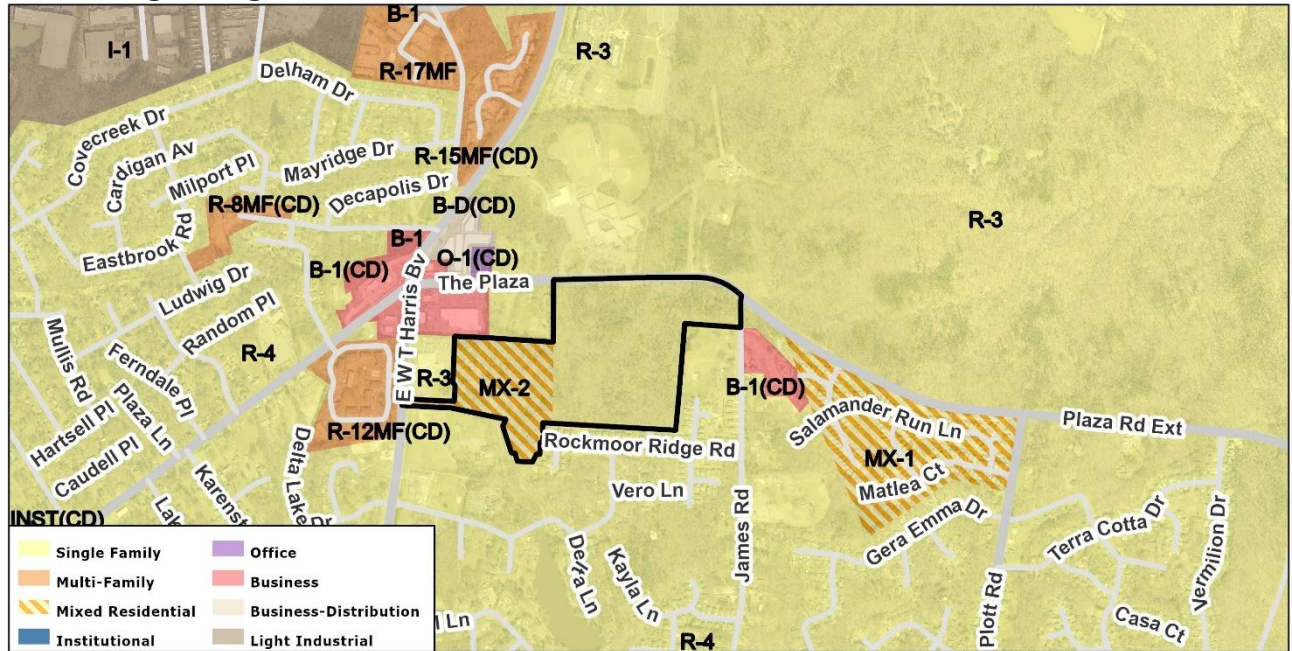
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a residential community containing up to 260 single family attached dwelling units.
- Commits to transportation improvements including:
 - Streetscape improvements to James Road (curb and gutter, 8-foot wide planting strip/6-foot sidewalk)
 - Construction of a 100-foot right turn lane and concrete median to enforce right-in right-out condition at Access B.
 - Construction of a 150-foot left turn lane storage and 100-foot right lane storage at Access A.
 - Internal sidewalks along all internal streets.
 - Transportation improvements to be substantially complete by the issuance of the site's 50th certificate of occupancy.
- Commits to architectural standards including:
 - Blank wall provisions of no more than 20 feet on all levels and accomplished by doors, windows, awnings, material or color changes, etc.). This provision is increased to 10-foot on building sides that face a public or private street.
 - Each building shall contain no more than five (5) townhome units per building.
 - 12-24 inch setback for all garage doors including architectural treatment including projecting elements or transparency.
 - At least .25 acres of improved open space which may include trails, hardscape features, seating, or enhanced landscaping.
- Dedicates 2 acres for MCPR on the western portion of the site with access to W.T. Harris Boulevard.

- Existing Zoning and Land Use



The portion of the subject property zoned MX-2 was rezoned in 2007 (2007-010) which entitled the site to a mixture of townhomes and single-family detached homes located near the existing western terminus of Rockmoor Ridge Road. The site is generally located in an area that is predominantly residential in nature, with some multi-family, retail, and office uses located at the intersection of The Plaza and E.W.T Harris Boulevard.



General boundary of subject property denoted by pink outline.

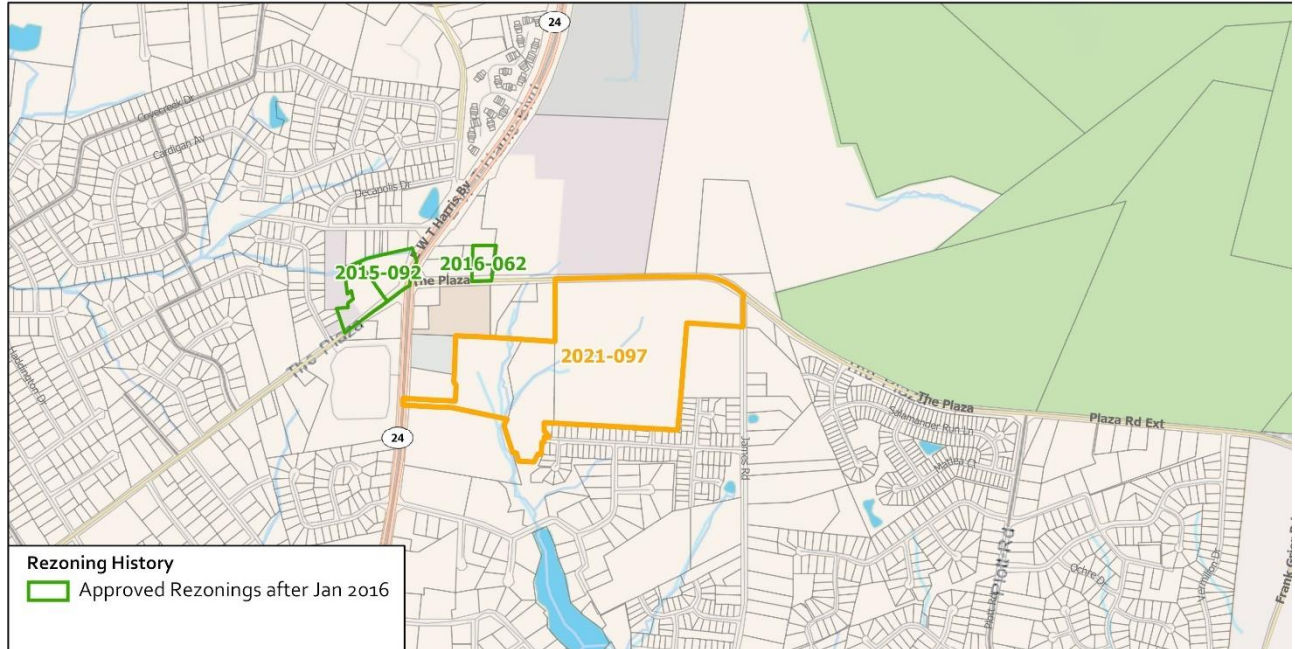


Streetview along Rockmoor Ridge looking NW toward detached single family homes.



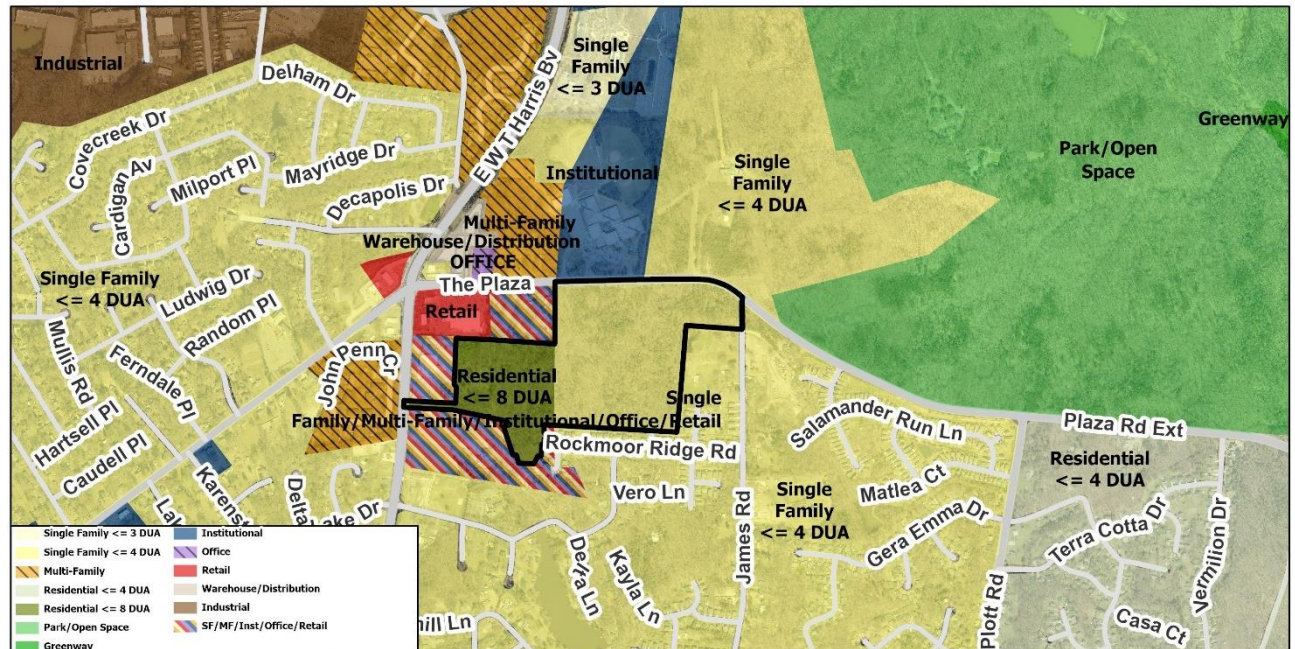
Looking south toward the site along The Plaza, opposite Northridge Middle School.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2016-062	Request to rezone from R-3 to O-1 to permit up to 10,000 SF of medical office uses.	Approved
2015-092	Rezoning/SPA to permit gas station at site.	Approved

• Public Plans and Policies



- The *East District Plan* (1990) recommends both single family uses up to four DUA and residential uses up to 8 DUA.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 5 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 5 DUA
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	5
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 15

• **TRANSPORTATION SUMMARY**

- The site is located on The Plaza, a state-maintained minor thoroughfare and James Road, a city-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The Petitioner commits to constructing curb and gutter along James Road, dedicating right-of-way on The Plaza, constructing an 8-foot planting strip and 6-foot sidewalk on James Road per Chapter 20, connecting the Dusky Pine Drive stub to the proposed internal east-west street, constructing street stubs to the property line per the subdivision ordinance, constructing a concrete median to enforce a right-in/ right-out condition at Access B and providing turn lanes at access A and B per NCDOT standards.

Proposed Access A is located to avoid conflicting turning movements with school traffic. All CDOT comments have been addressed.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land use).

Entitlement: 1,215 trips per day (based on 118 dwellings).

Proposed Zoning: 1,925 trips per day (based on 260 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 66 students, while the development allowed under the proposed zoning may produce 44 students. Therefore, the net decrease in the number of students generated from existing zoning to proposed is 12 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Joseph W. Grier Elementary from 126% to 129%
 - Northridge Middle remains at 106%
 - Rocky River High from 81% to 82%.
 - **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 16-inch water distribution main located along The Plaza. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along The Plaza. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **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:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Transportation

- ~~1. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in the site plan notes. The conditional notes will need to associate the proposed 50th certificate of occupancy with a specified phase of transportation improvements to be accepted. Alternatively, the site plan note shall state that "all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued".~~ **ADDRESSED**
- ~~2. Revise site plan to relocate proposed Access A to avoid conflicting turning movements with school traffic. New comment based on revised site plan submitted on 9-14-2021. To avoid conflicting turning movements with school driveway along the north side of The Plaza, proposed Access A should be relocated to align with the eastern school driveway.~~ **ADDRESSED**

Site and Building Design

- ~~3. Street connection should be provided to Dusky Pine Drive at the southern edge of the project as was illustrated on the second site plan revision.~~ **ADDRESSED**
- ~~4. MCPR requests a minimum of 2 acres to be dedicated and conveyed to Mecklenburg County for a future neighborhood park. This requested park land shall be adjacent to a public right-of-way for access and is conducive for the development of the typical amenities found in a neighborhood park.~~ **ADDRESSED**
- ~~5. Change buffer label in NW corner of site (adjacent to B-1(CD) zoning) to "one-half 51' Class B Buffer".~~ **ADDRESSED**
- ~~6. Clarify area that has frontage with E.W.T. Harris Blvd. to "Class C Buffer Area Only".~~ **ADDRESSED**
- ~~7. Multiple parking areas must be revised to be outside the required 27-foot setback along internal streets.~~ **ADDRESSED**

REQUESTED TECHNICAL REVISIONS

Site and Building Design

- ~~8. Remove alternate layout for Dusky Pine connection. Connection should be illustrated as required. If exception is approved, then the connection will not be required.~~ **ADDRESSED**

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





Planner: William Linville (704) 336-4090










Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-097

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 and adopted (anticipated early 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.	X
	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.	N/A

	<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>N/A</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>