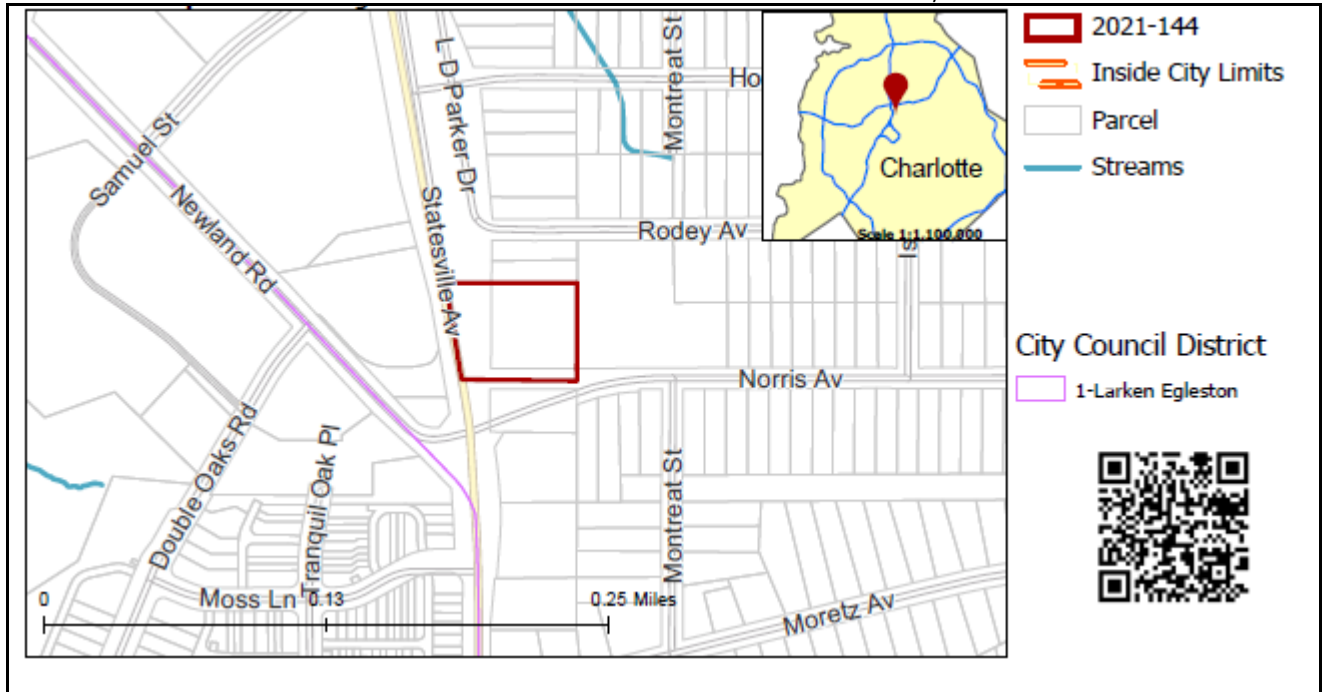


**REQUEST**

Current Zoning: R-8 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.91 acres located at the northeast intersection of Statesville Avenue and Norris Avenue, south of Atando Avenue.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 21 single-family attached (townhome) dwelling units with a density of 22.85 dwelling units per acre.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Aaron Moore  
LEH NC Statesville, LLC  
Collin Brown, Alexander Ricks PLLC

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Statesville Avenue Corridor Area Plan (2001)* recommendation of residential use, but **inconsistent** with the recommended density of up to 12 dwelling units per acre (DUA).

Rationale for Recommendation

- This petition proposes up to 21 single family attached dwelling units at a density of 22.85 dwelling units per acre.
- While the proposed density is higher than the area plan's recommendation of residential uses up to 12 DUA, the petition does fulfill the plan's intention of adding multi-family attached units along Statesville Road to locate housing units in close proximity to jobs and other amenities.

- There is existing R-22MF zoning and similar density development to the south and north of this site across Statesville Avenue.
- Abutting this site are two parcels zoned B-1. B-1 zoning allows for up to 22 DUA for residential uses.
- This petition commits to providing a minimum of 4,003 square feet of open space areas, with amenities such as landscaping and benches.
- The petition commits to providing an ADA compliant bus pad on Norris Avenue, and will increase pedestrian connectivity throughout this area by providing a 6-foot sidewalk and 8-foot planting strip along the site's frontage of Statesville Avenue & Norris Avenue.

The approval of this petition will revise the adopted future land use as specified by the *Statesville Avenue Corridor Area Plan (2001)*, from Residential up to 12 DUA to Residential over 22 DUA for the site.

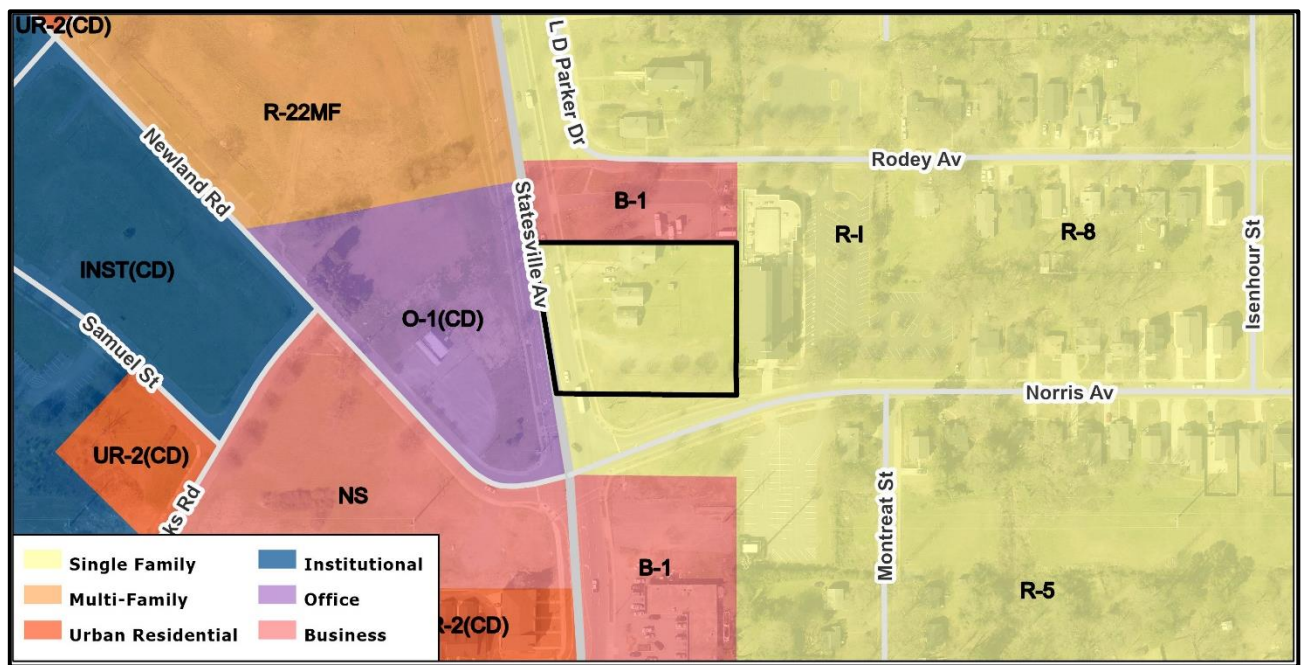
### PLANNING STAFF REVIEW

- **Proposed Request Details**

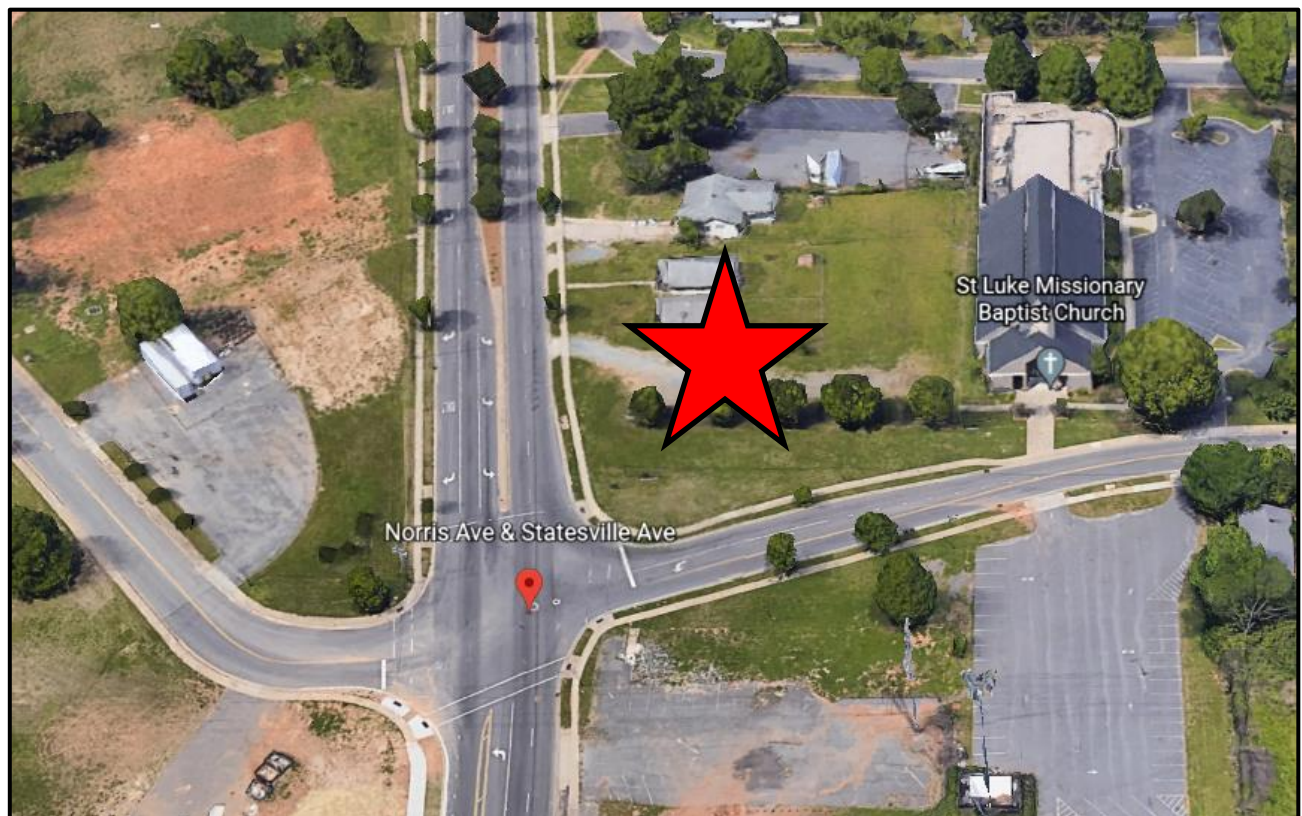
The site plan accompanying this petition contains the following provisions:

- Allows up to 21 townhome units.
- Commits to provide an 8-foot planting strip with 6-foot sidewalk along Statesville Avenue and Norris Avenue.
- Dedicates all necessary rights-of-way in fee simple conveyance to the City.
- Provides visitor/overflow parking spaces.
- Provides an ADA compliant bus pad along Norris Avenue.
- Walkways or driveways will be provided to connect all residential entrances to sidewalks along public streets.
- Provides a minimum of 4,003 square-feet of open space with benches and landscaping.
- Architectural details:
  - Building materials will be a combination of brick, natural stone, stucco, cementitious siding, and hardiplank. Prohibits vinyl siding excluding handrails, windows, soffits, and door trim.
  - Each unit will have a front stoop covered by an awning, canopy, roof extension, or other architectural feature.
  - Garage doors will provide architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - All corner/end units facing Statesville Avenue and Norris Avenue will have a porch/stoop that wraps a portion of the front and side of the unit or provide provisions that limit the maximum blank wall expanse to a maximum of 10-feet on all building levels.

- **Existing Zoning and Land Use**



The surrounding land use includes single family, multi-family, retail/commercial, and a religious institution.



The subject property denoted by red star.





The property to the north along Rodey Avenue is developed with a surface parking lot.



The property to the east along Norris Avenue is Saint Luke Baptist Church.



The property to the south along Statesville Avenue is developed with retail/commercial uses.





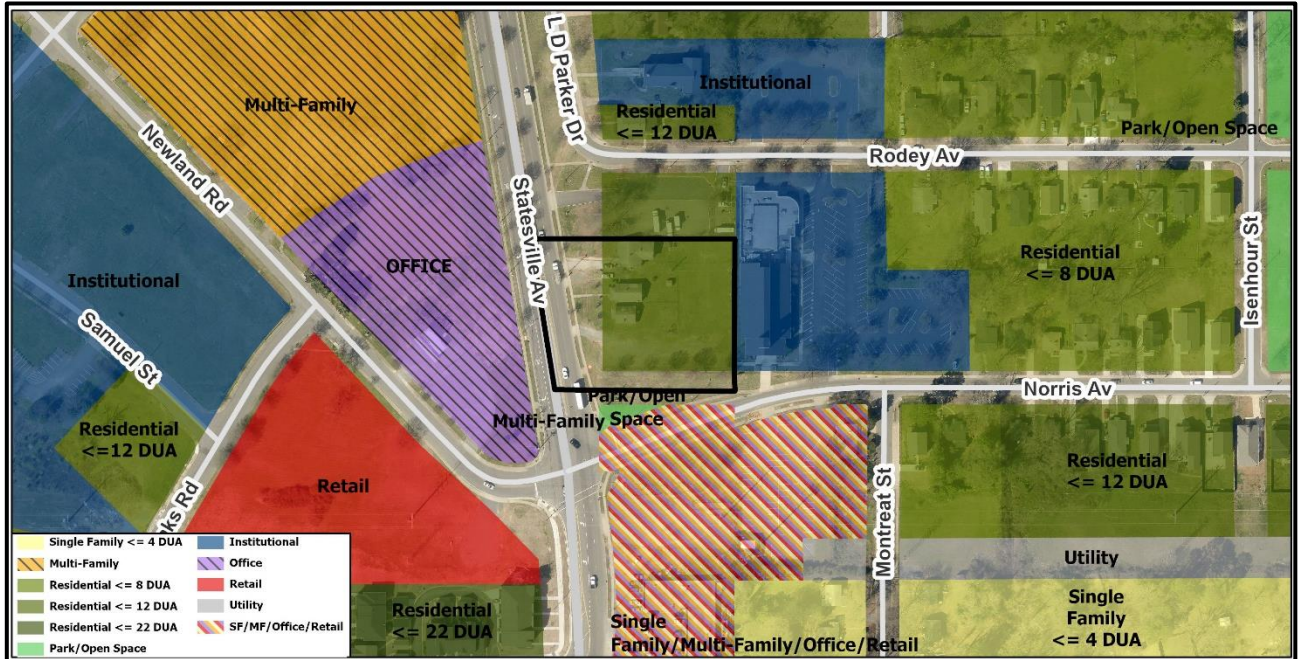
The property to the west along Statesville Avenue is the Novant Health Michael Jordan medical clinic under construction.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-027	Rezoned 3.8 acres to allow up to 20,000 square feet of non-residential uses and up to 7 residential dwelling units.	Approved
2018-048	Rezoned 1.5 acres to allow up to two principal buildings consisting of a 7,500 square foot medical office and a 4,000 square foot community center.	Approved

- **Public Plans and Policies**



The *Statesville Avenue Corridor Area Plan (2001)* calls for Residential uses up to 12 DUA for the site.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Statesville Avenue, a State-maintained major thoroughfare and Norris Avenue, a City-maintained major collector. The access point for this site plan is dependent on the construction of the adjacent Land Development Newland Road – Norris Avenue Intersection Realignment Project. If the realignment project does not move forward at the time of construction for this petition, the driveway on Norris Avenue will need to extend to the existing roadway. The petitioner has committed to provide 8-foot planting strips with 6-foot sidewalks along Statesville Avenue and Norris Avenue in accordance with Charlotte WALKS policy and City Ordinances. In addition, the petitioner has committed to install a concrete median along Norris Avenue to restrict driveway access to right-in / right-out, and to provide a CATS bus pad on Norris Avenue. A Traffic Impact Study (TIS) is not needed for this site. CDOT has no outstanding comments for this petition.

- **Active Projects:**

- Newland Road – Norris Avenue Intersection Realignment (SDRC-2018-00021)
  - This project will realign Newland Rd and Norris Ave. This project will also install a traffic signal at the intersection of Statesville Road and Newland Road / Norris Avenue when the traffic signal is warranted.
  - This intersection realignment project was approved for permitting by City.

- **Transportation Considerations**

○ See Outstanding Issues, Notes 1-5. **Addressed**

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 single family dwellings).

Entitlement: 95 trips per day (based on 7 single family dwellings).

Proposed Zoning: 120 trips per day (based on 21 townhome units).

**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:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 1 student. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
  - Druid hill Pre-K-8 remains at 85%.
  - West Charlotte High remains at 96%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Norris Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Norris Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **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:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~Revise site plan to show concrete median along the double yellow of Norris Ave that extends a minimum of 25 feet past the driveway in each direction. The porkchop island is insufficient for restricting access to right in / right out.~~ Addressed
2. ~~Revise site plan so at least one visitor space is ADA compliant.~~ Addressed
3. ~~Remove stamped crosswalk from CDOT ROW at Proposed Access A on Norris Avenue. Add note that driveway is a type II modified driveway per CLDMS 10.25E.~~ Addressed
4. ~~Revise site plan note to specify the curb line distance to be 38 feet from Statesville Avenue centerline.~~ Addressed
5. ~~Remove note 6 "Unless otherwise proposed to be completed by others per SDRC 2018-00021".~~ Addressed

#### REQUESTED TECHNICAL REVISIONS

##### Site and Building Design

6. ~~Revise site plan note 10 under Architectural Standards to state "shall" rather than "should".~~ Addressed

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225







## Goals Relevant to Rezoning Determinations







### Rezoning Petition # 2021-144

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	✓
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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>N/A</p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b></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>