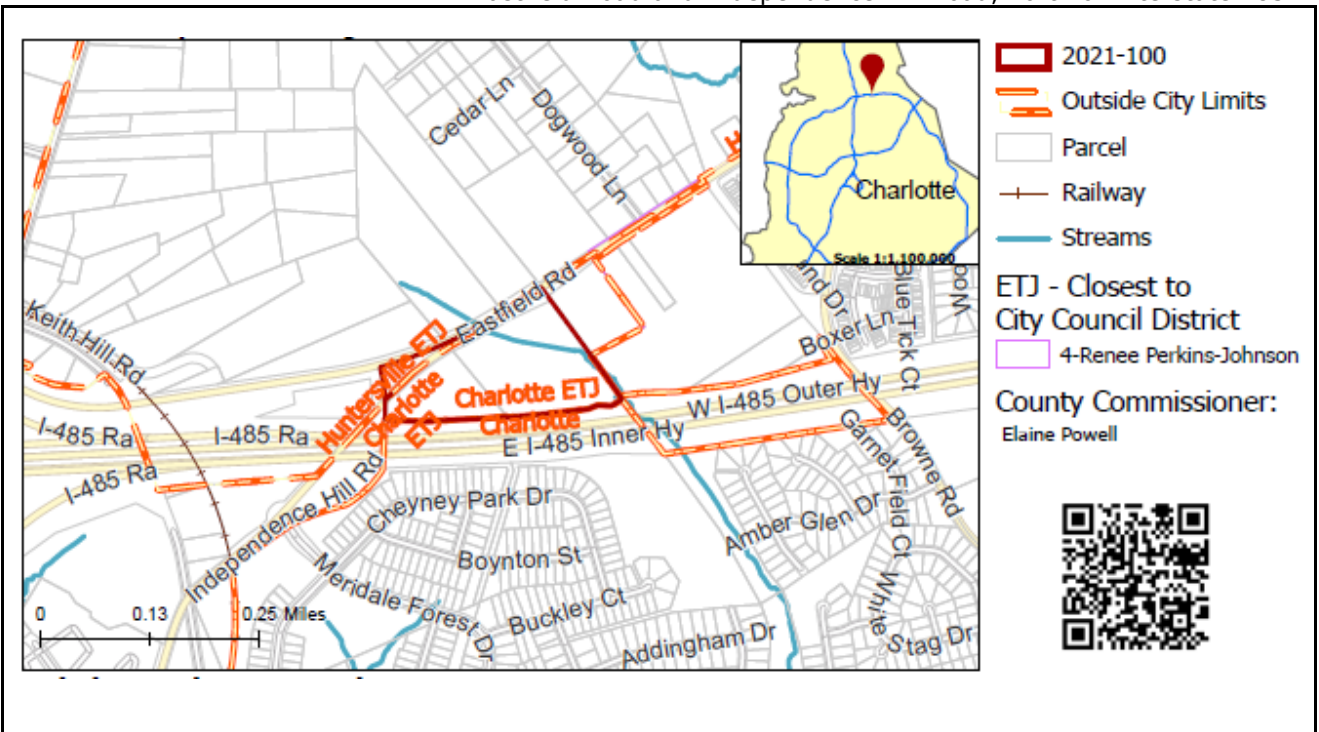


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 13.37 acres located at the eastern intersection of Eastfield Road and Independence Hill Road, north of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes an age-restricted residential community of up to 160 multi-family dwelling units with a density of 11.96 dwelling units per acre.

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

Double M Holdings, LLC et al  
Donald M. Edward  
Donald M. Edward

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Prosperity Hucks Area Plan's* (2015) recommendation of residential use, but at 11.96 dwelling units per acre (DUA), it is **inconsistent** with the recommended density of 4 DUA.

Rationale for Recommendation

- This petition proposes up to 160 multi-family dwelling units that will be age-restricted (55+) for a density of 11.96 DUA.
- This petition will increase housing options and varieties of housing types in the area.

- Adjacent to this petition is Petition 2020-148, which was recently approved for detached and attached single family housing units and allows for a density of up to 6 DUA. On the other side of Petition 2020-148 is R-12MF(CD) zoning on which are existing townhomes.
- The age-restricted multi-family units are an appropriate density transition from the lower density adjacent townhomes.
- This petition will increase pedestrian connectivity in the area by committing to construct an 8-foot planting strip and 6-foot sidewalk along the site's public street frontages.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, from Residential up to 4 DUA to Residential up to 12 DUA for the site.

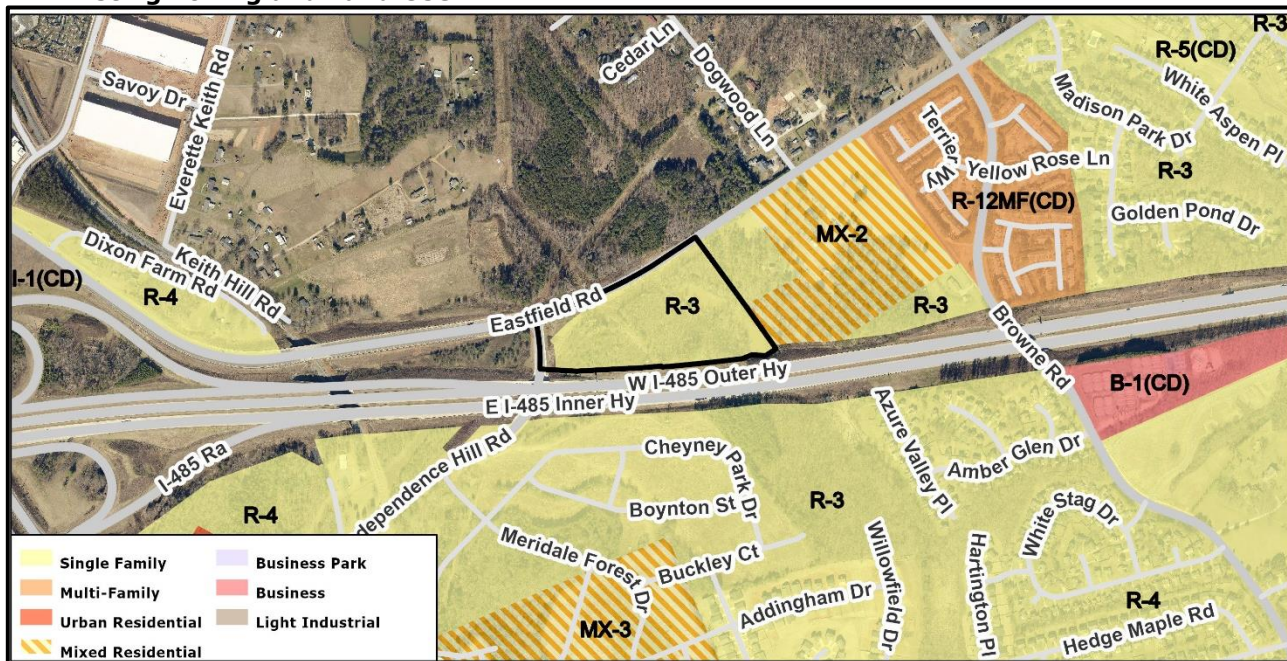
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

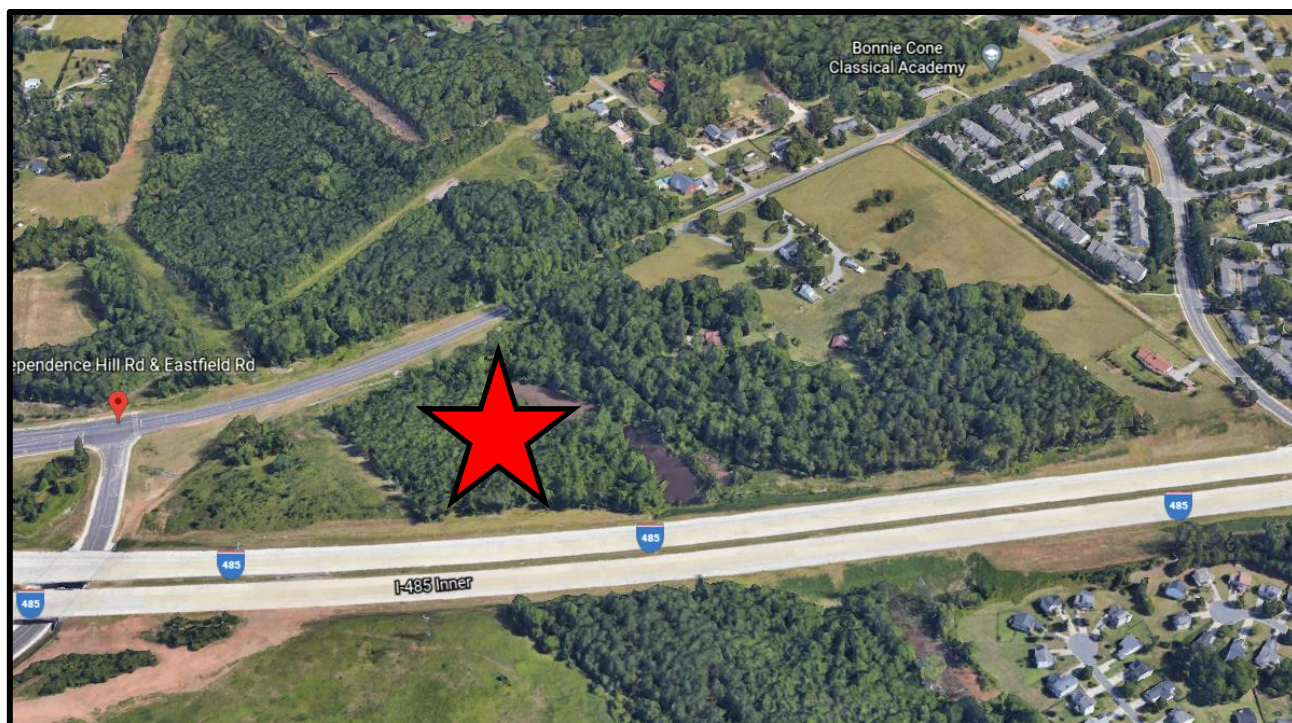
The site plan accompanying this petition contains the following provisions:

- Allows up to 160 age-restricted (55+) multi-family dwelling units.
- Provides a minimum 10% of the units will maintain monthly rents of 80% of the area median income for a period of not less than 15 years.
- Provides community amenities such as a pool, dog park, walking paths, and a clubhouse.
- Provides a 50-foot Class C buffer to abutting residential uses.
- Provides a minimum of 50% open space including ponds, tree save areas, buffers, and green space.
- Commits to 8-foot planting strips and 12-foot multi-use paths along Independence Hill Road and Eastfield Road.
- Limits building height to 45-feet.
- Provides left and right turn lanes at the site driveway on Eastfield Road.
- Architectural details:
  - Primary building materials include a combination of brick veneer, stone, manufactured stone, stucco, and cementitious siding. Vinyl may be used on windows, door, soffits, trim and railing only.
  - Buildings exceeding 120-feet in length will include modulations such as recesses, projections, and architectural details. Modulations will be a minimum of 10-feet wide and project or recess a minimum of 6-feet.
  - Buildings will be placed to present a front or side façade to all required streets.
  - Buildings along public right-of-way will have windows or other architectural detail that limit the maximum blank wall expanse to 15-feet on each level of multi-family building.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, unless a flat roof architectural style is employed.

- Existing Zoning and Land Use



The subject property is vacant. The surrounding land uses include single family, multi-family, and a school.



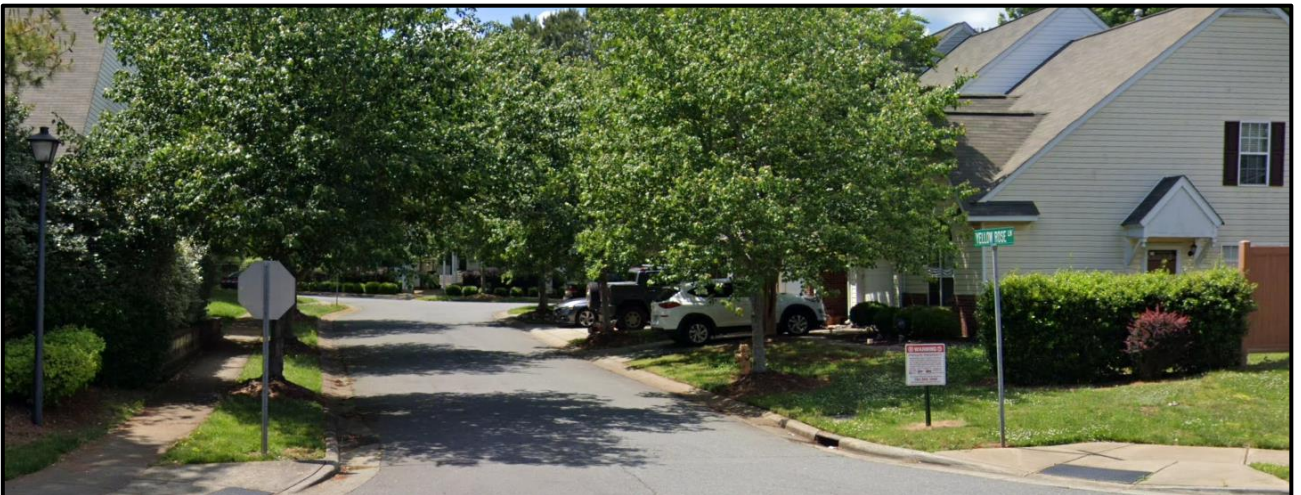
The subject property is denoted by a red star.



The property to the north along Eastfield Road is vacant.

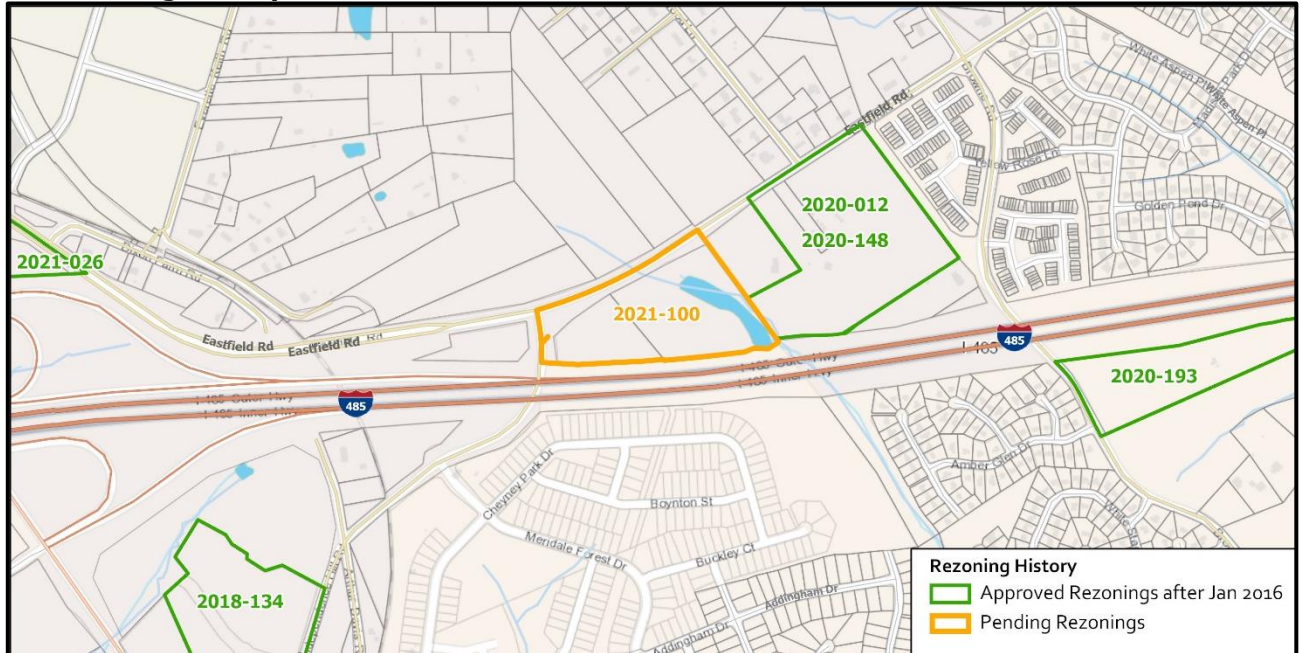


The property to the west along Independence Hill Road is vacant.



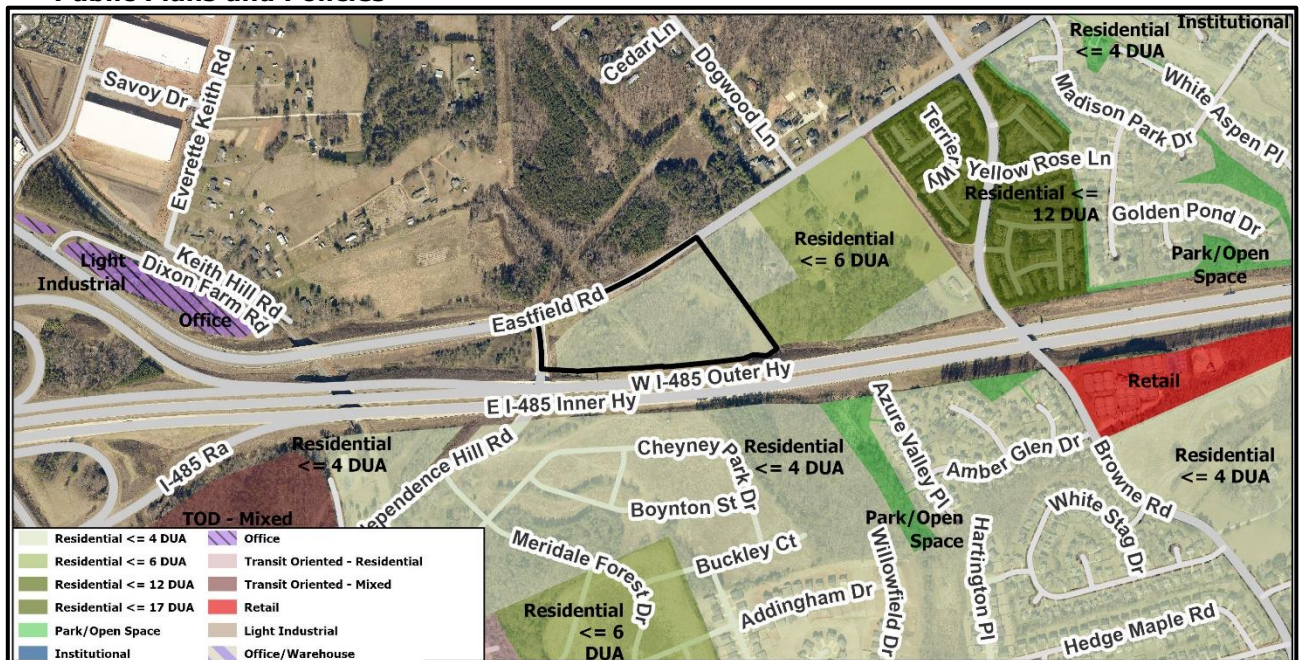
The property to the east along Yellow Rose Lane is developed with townhomes.

### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-134	Rezoned 20.03 acres to allow up to 335 multi-family units.	Approved
2020-012	Rezoned 21.92 acres to allow up to 38 single family dwellings and 48 townhomes.	Approved
2020-148	This site was rezoned in July 2020 to MX-1, proposing up to 48 townhomes and 38 single family homes. The petitioner requested MX-2 zoning because it allows for reduced front yard setbacks.	Approved
2020-193	Rezoned 10.50 acres to allow an expansion to the existing Prosperity Athletic Club facilities with new uses and improvements.	Approved
2021-026	Rezoned 20.55 acres to allow up to 3 automobile sales and service centers.	Approved

### • Public Plans and Policies



The Prosperity Hucks Area Plan (2015) calls for Residential up to 4 DUA.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Eastfield Road and Independence Hill Road, both State-maintained minor thoroughfares. A Traffic Impact Study (TIS) is not needed for this site. The petitioner is committing to installing 8-foot planting strips and 12-foot multi-use paths along Independence Hill Road and Eastfield Road in accordance with Charlotte WALKS and Charlotte BIKES policies. The petitioner has also committed to installing left and right turn lanes at the site driveway on Eastfield Road. CDOT has no outstanding issues.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 140 trips per day (based on 11 single family dwellings).
  - Proposed Zoning: 875 trips per day (based on 160 apartments).

**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 20 students, while the development allowed under the proposed zoning may produce 0 students. 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:
    - Legette Blythe Elementary remains at 106%.
    - J.M. Alexander Middle remains at 89%.
    - North Mecklenburg High remains at 108%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Eastfield Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located along Eastfield Road. 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:** See advisory comments at [www.rezoning.org](http://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:** No outstanding issues.

**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 # 2021-100

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.	✓
	<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><b>N/A</b></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><b>N/A</b></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><b>N/A</b></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><b>N/A</b></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><b>N/A</b></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><b>N/A</b></p>