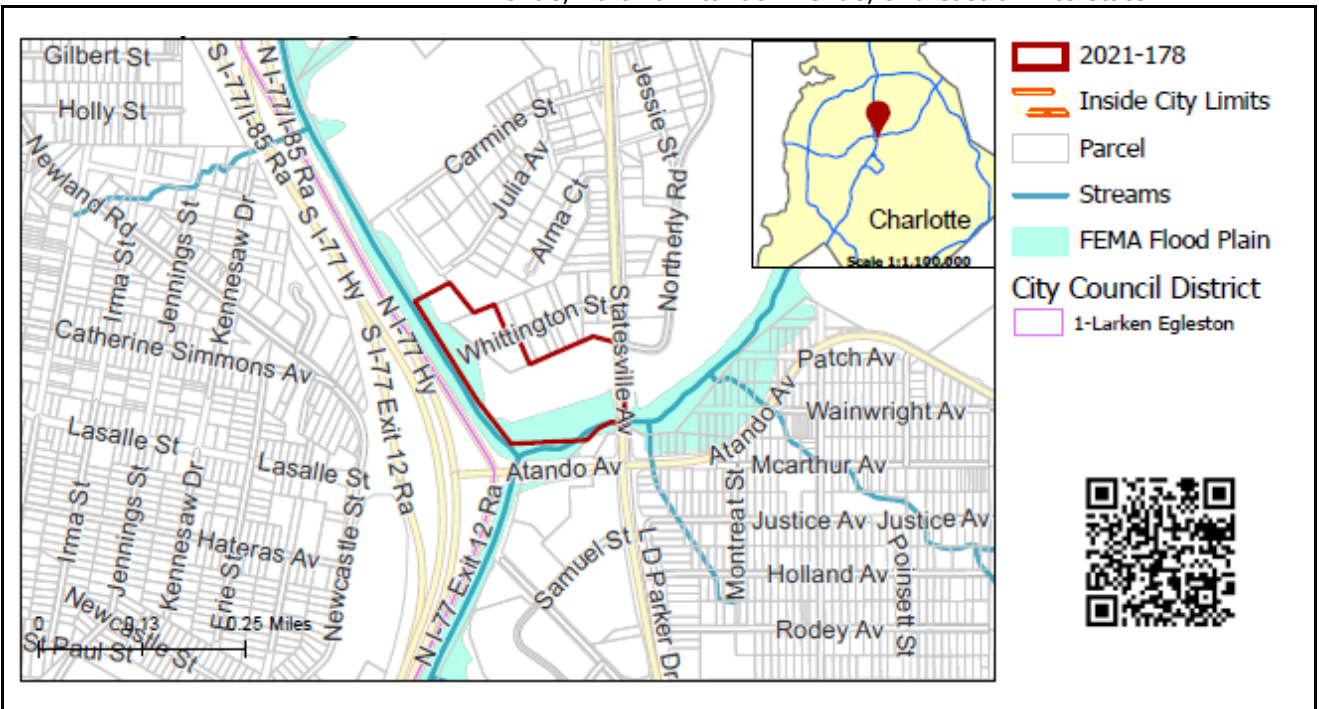


REQUEST

Current Zoning: R-22MF(CD) (multi-family residential, conditional) and I-1 (light industrial)
Proposed Zoning: R-22MF(CD) (multi-family residential, conditional) and R-22MF(CD) SPA (multi-family residential, conditional, site plan amendment)

LOCATION

Approximately 15.97 acres located on the west side of Statesville Avenue, north of Atando Avenue, and east of Interstate 77.



SUMMARY OF PETITION

The petition proposes a residential community with up to 350 multi-family apartments with a density of 21.9 dwelling unit per acre on vacant land.

PROPERTY OWNER

DH Griffin Infrastructure, LLC

PETITIONER

SDP Acquisitions I, LLC

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, building design, and requested technical revisions related to site design.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan's* recommendation of parks/open space, greenways, office/business park, industrial, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA for the site.

Rationale for Recommendation

- The request would provide more compatible uses to the existing single-family neighborhood to the north and would provide a better transition and buffer between Atando Road and I-77.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.
- The introduction of 350 new dwelling units will contribute to increased diversity in housing options in this area.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from parks/open space, greenways, industrial, office/business park, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA.

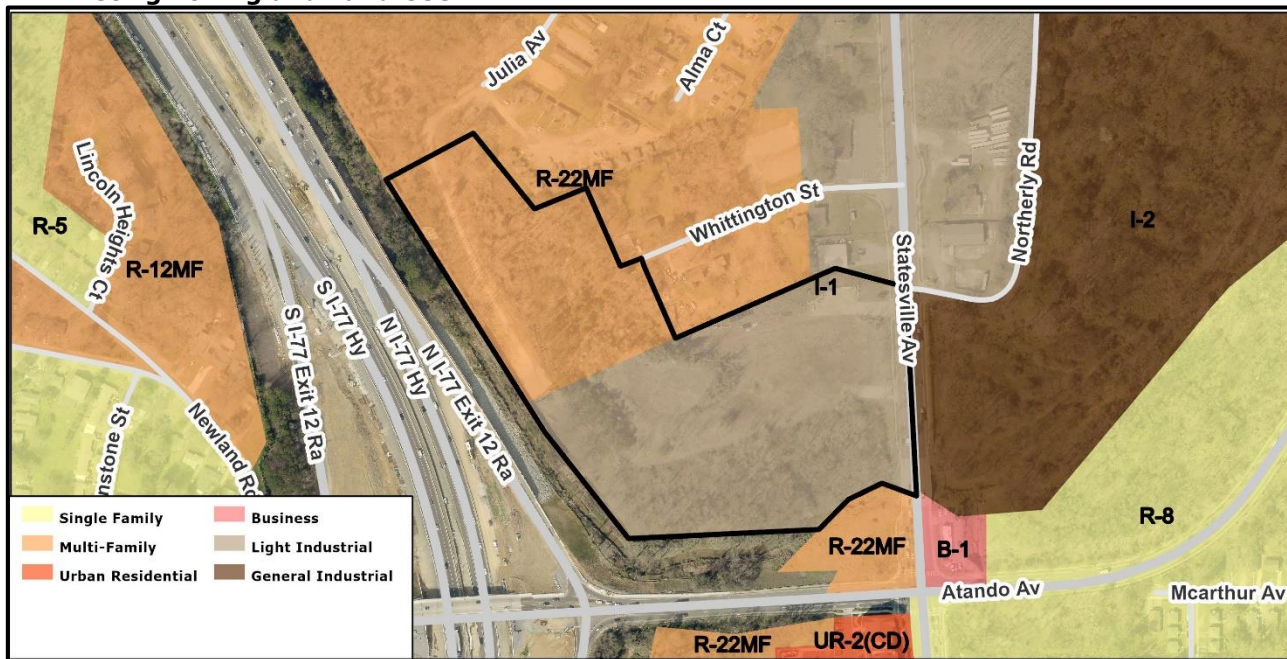
PLANNING STAFF REVIEW

- **Proposed Request Details**

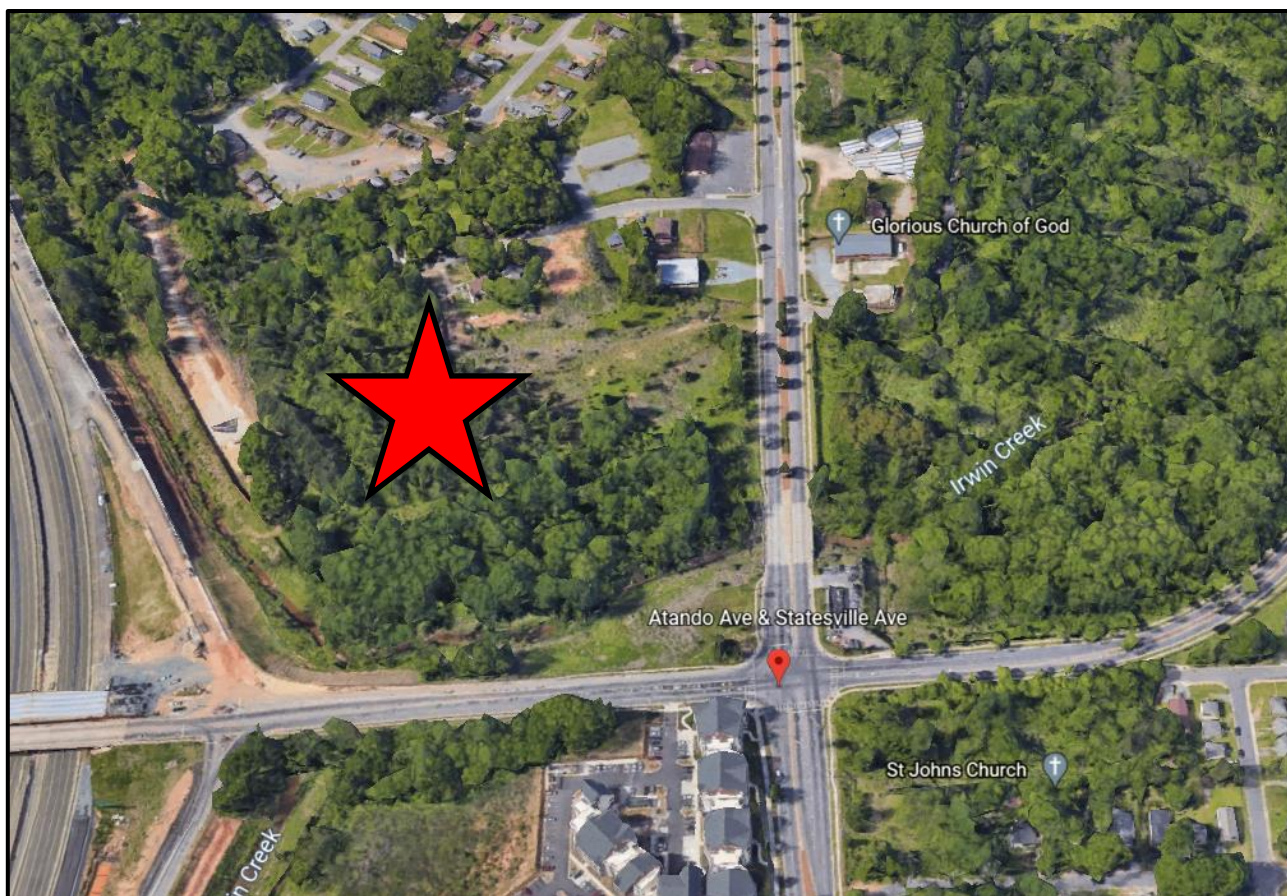
The site plan accompanying this petition contains the following provisions:

- Allows up to 350 multi-family apartments.
- Provides an 8-foot planting strip and 12-foot multi-use path along Statesville Avenue.
- Provides an 8-foot-wide planting strip and a 6-foot-wide sidewalk along the site's frontage along Whittington Street.
- Commits to install two ADA compliant curb ramps and push buttons for pedestrian signals at the northeast corner of Statesville Avenue and Atando Avenue intersection.
- Proposes a 12-foot multi-use paths from Whittington Street to Julia Avenue.
- Commits to a bus shelter pad and ADA complaint waiting pad along Statesville Avenue.
- Provides a 50-foot Class C buffer to abutting single family.
- Commits to coordinate with Parks & Recreation to dedicate or provide a greenway and stormwater easement for the SWIM buffer area as depicted on rezoning plan.
- Provides a 15,000 square foot outdoor amenity area to include a minimum of two of the following: pool, clubhouse, grills, community garden, gym, dog park, benches.
- Architectural details:
 - All buildings abutting a network required street shall comprise a minimum of 25% of that building's façade using brick, natural stone, synthetic stone or stucco, Vinyl siding prohibited except hand rails, windows, or door trim.
 - Buildings shall be placed to present a front or side façade to all network required streets.
 - Buildings shall front a minimum of 40% of Statesville Avenue.
 - Building massing and height shall be designed to break up long monolithic building forms. Building sides greater the 120-feet in length shall include modulations of the building façade plane. Modulations shall be a minimum of 10-feet wide and shall project or recess a minimum of 6-feet through the building.
 - Roof top HVAC and mechanical equipment will be screened from public view.
 - Pitched roofs shall be symmetrically sloped no less than 4:12, excluding buildings with a flat roof and parapet walls.

- Existing Zoning and Land Use



The surrounding land uses include single family homes, apartments, religious institution, and commercial uses.



The subject property is denoted by a red star.



The property to the south along Atando Avenue and Statesville Avenue is developed with multi-family apartments.



The property to the west along Statesville Avenue is undeveloped.

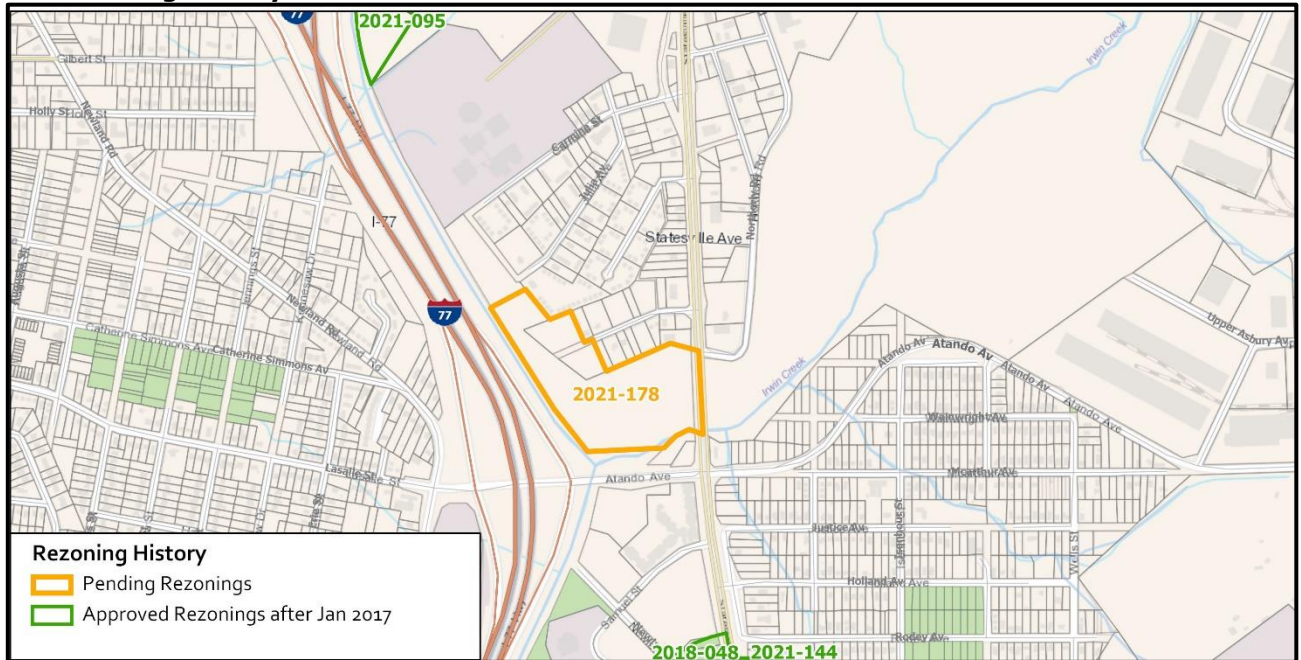


The property is border by Interstate 77 to the east.



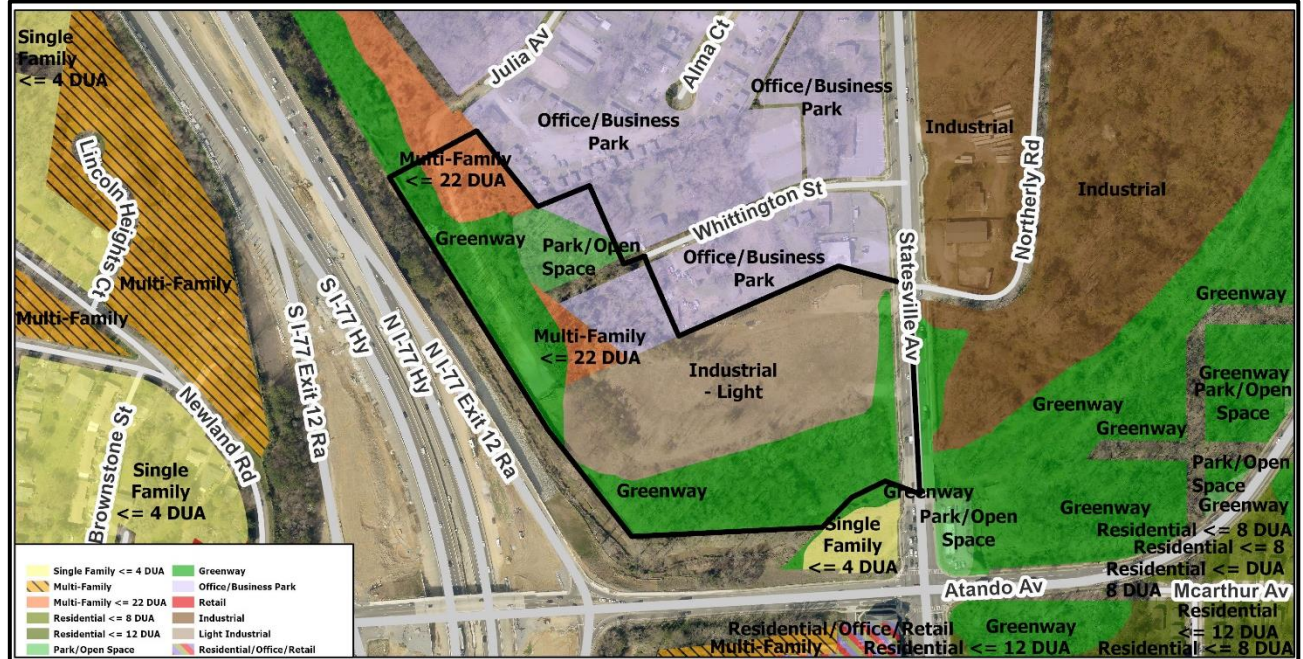
The property to the north along Whittington Street is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-048	Rezoned 1.5 acres to allow a medical office and community center facility.	Approved
2021-095	Rezoned 2.85 acres to allow all uses in the I-1 (light industrial) zoning district.	Approved
2021-144	Rezoned 0.91 acres to allow up to 21 townhome units.	Approved

- **Public Plans and Policies**



- The *Central District Plan* calls for land uses including industrial, parks/open space, greenways, office/business park, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA for the site.
- **TRANSPORTATION SUMMARY**
 - The petition is located adjacent to Statesville Avenue, a State-maintained major thoroughfare, Atando Avenue, a City-maintained minor thoroughfare, and I-77, a State-maintained freeway. The petition is located in the North Corridor inside Route 4. A Traffic Impact Study (TIS) is not needed for this petition. CDOT is coordinating with the petitioner to provide an 8-foot planting strip and 12-foot multi-use path along Statesville Avenue and ADA ramp and pedestrian signal upgrades at the Statesville Avenue and Atando Avenue intersection. Site plan revisions are needed to address the outstanding items including, but not limited to, the construction of a multi-use path connecting Whittington Street to Julia Avenue. Further details are listed below.
 - **Active Projects:**
 - Irwin Creek Greenway
 - Coordinate with Mecklenburg County for project schedule
 - Project Limits: Statesville Avenue to Anita Stroud Park
 - **Transportation Considerations**
 - See Outstanding Issues, Notes 1 & 2
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,230 trips per day (based on 103,000 square-foot warehouse and 187 apartments).
 - Proposed Zoning: 1,910 trips per day (based on 350 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:** 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 37 students, while the development allowed under the proposed zoning may produce 64 students. Therefore, the net increase in the number of students generated from existing zoning to proposed 27 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:

- Druid Hills Pre K-8 from 85% to 95%.
- West Charlotte High from 96% to 97%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Southern portion of the parcel. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 21-inch gravity sewer main located along southern portion of the parcel. 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:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

OUTSTANDING ISSUESTransportation

1. Revise site plan and conditional note(s) to commit to installing a 12-foot multi-use path (Required) connecting Whittington Street to Julia Avenue.
2. Extend MUP to Whittington Street. MUP needs to tie into the existing street. Dedicate ROW, SUE, or provide public access easement for the MUP.

Site and Building Design

3. Reduce maximum building height to 55-feet.

REQUESTED TECHNICAL REVISIONSSite and Building Design

4. Revise site plan to show 30-foot setback measured from the right-of-way line not back of curb.

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





Planner: Michael Russell (704) 353-0225


Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-178

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.	X
	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.	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>N/A</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>N/A</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>