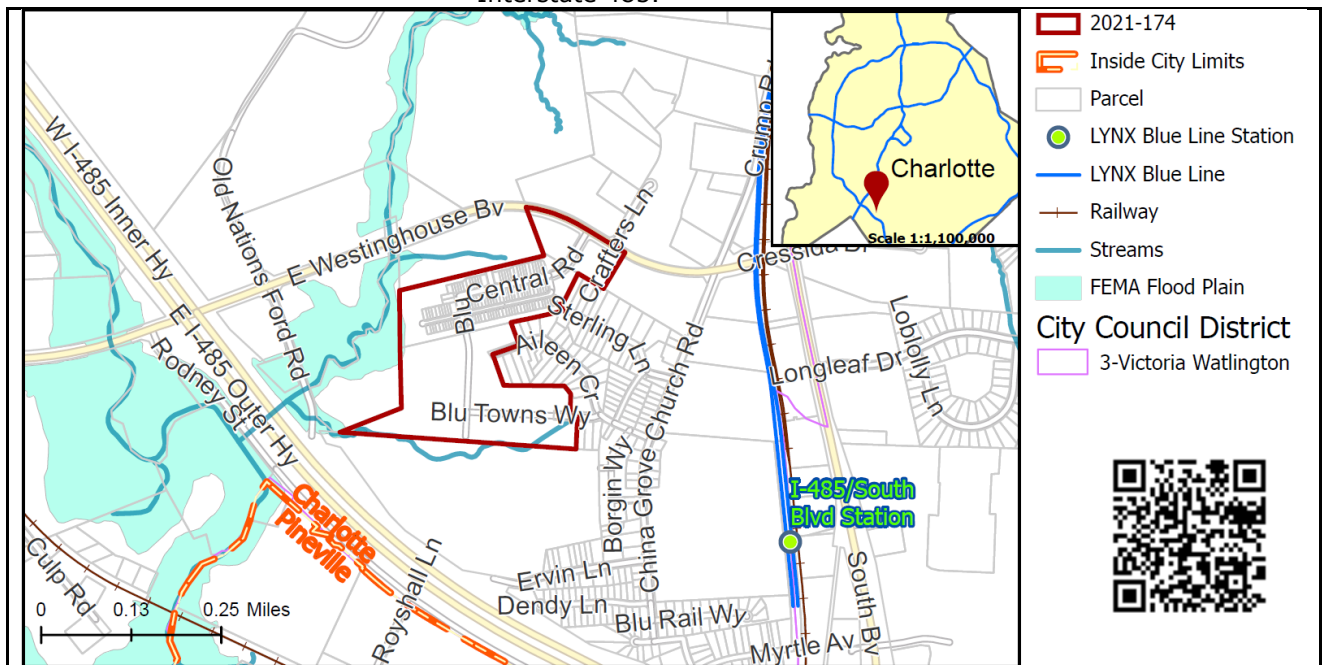


## REQUEST

Current Zoning: B-2(CD) (general business, conditional), R-12MF (multi-family), and R-4 (single family residential)  
Proposed Zoning: UR-C(CD) (urban residential commercial, conditional) and UR-2(CD) (urban residential, conditional)

## LOCATION

Approximately 36.06 acres located south of East Westinghouse Boulevard, west of China Grove Church Road, and northeast of Interstate 485.



## SUMMARY OF PETITION

The petition proposes to develop a residential community with a density of 7.5 units per acre containing up to 133 single family attached townhomes, 80 duplex units, a religious institution or 20 duplex units, and a recreational amenity and commercial use west of the Sterling community near the I-485/South Bv transit station.

## PROPERTY OWNER

Blu South LLC and LJW Land, LLC

## PETITIONER

Blu South LLC

## AGENT/REPRESENTATIVE

John Carmichael / Robinson Bradshaw

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *Sharon & I-485 Transit Station Area Plan* recommendation for residential use up to 17 units per acre for the majority of the site, while the proposed commercial use on Westinghouse Bv. is **inconsistent** with the plan's recommendation for residential use up to 17 units per acre and **consistent** with the portion of the northeast of the site recommended for office/retail use.

Rationale for Recommendation

- The proposed density for the residential portion of the site is approximately up to 7.5 units per acre.
- The development provides additional housing and housing types less than ½ mile walk from the I-485/ South Bv transit station.
- The petition provides buffers adjacent to existing single family detached homes.
- The proposed institutional use is compatible with the proposed and existing residential development.
- The plan provides an easement to Mecklenburg County Parks and Recreation to County owned parcel to the west for future greenway access.
- The proposed commercial use is located along a major thoroughfare (Westinghouse Bv.) and is combined with amenities for the proposed community.
- The amenity and commercial uses serve as a transition to the residential community to the south.

The approval of this petition will revise the adopted future land use as specified by the *Sharon & I-485 Transit Station Area Plan* for the portion along Westinghouse Bv. from residential up to 17 units per acre and office/retail to residential/office/retail.

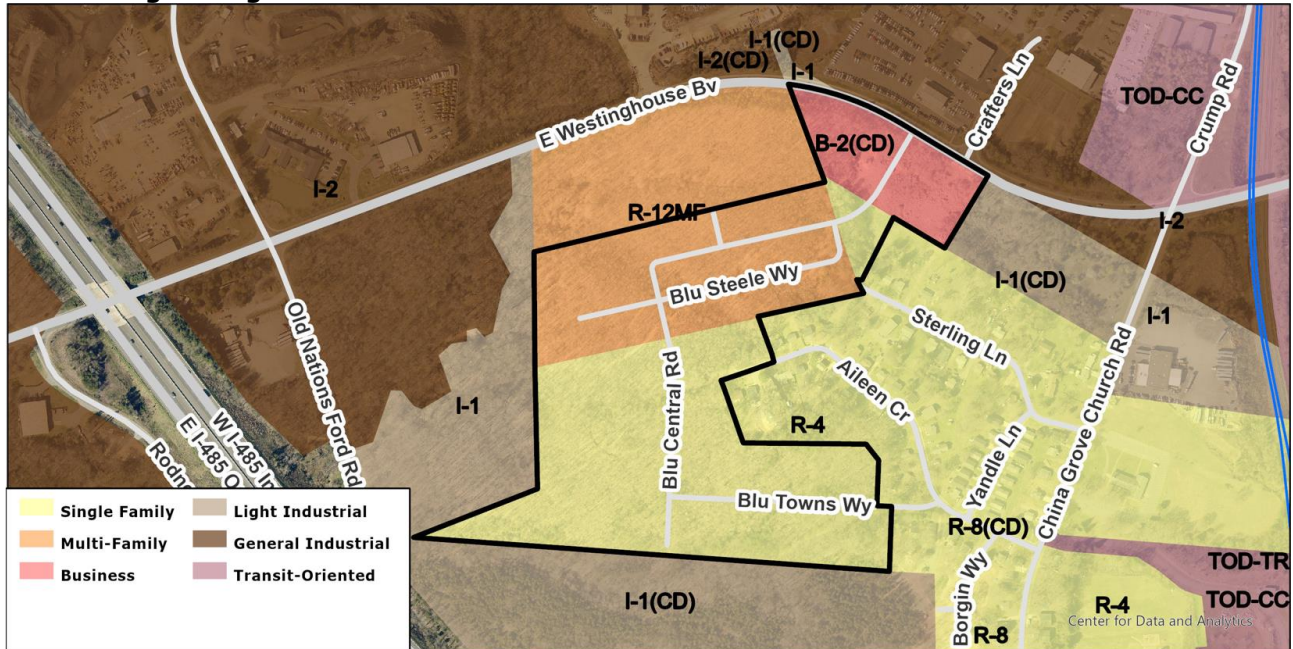
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

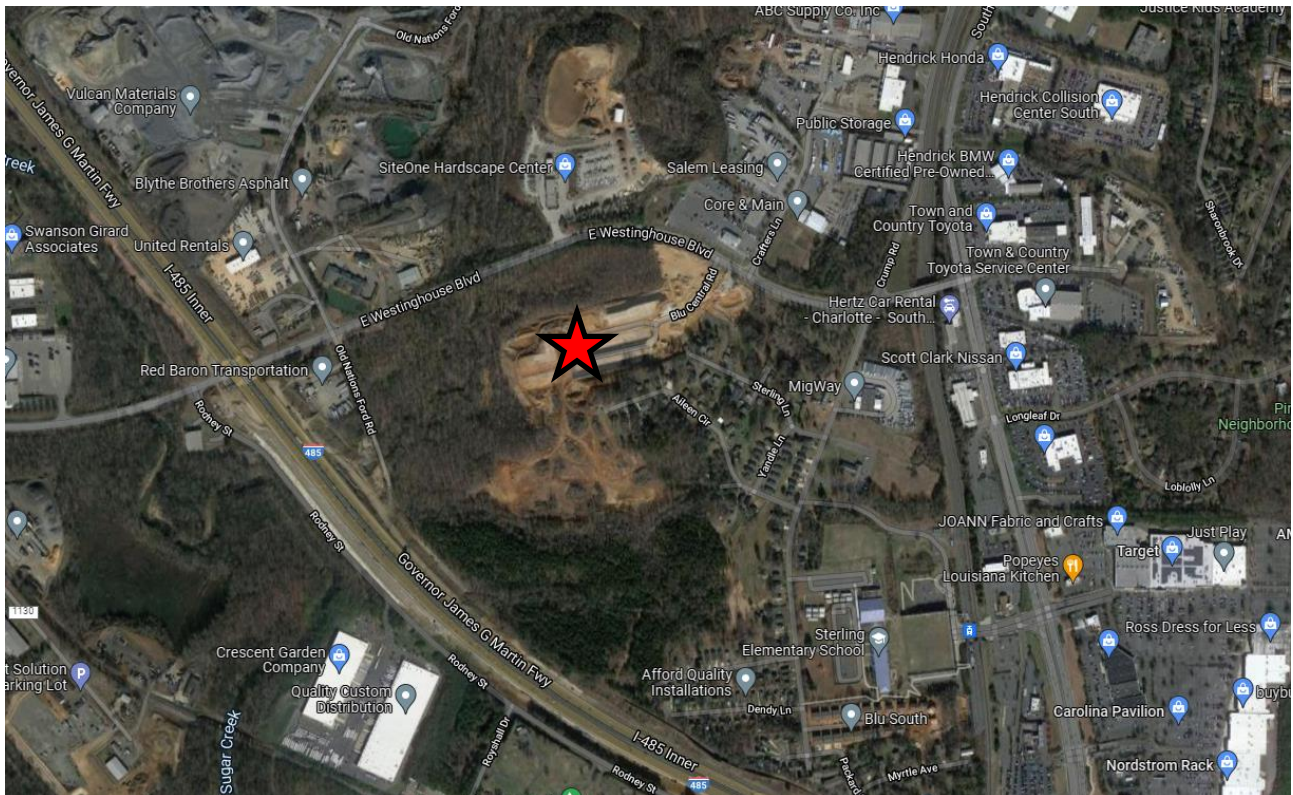
The site plan accompanying this petition contains the following provisions:

- Divides the site into 5 development areas: Area 1A & 1B at the site entrance on Westinghouse Bv., Area 2 in the center of the site, Area 3 south/southeast portion of site, and Area 4 in southwest portion of the site.
- **Area 1A & B** – UR-C(CD) – allows residential amenity and commercial use, more specifically: indoor and outdoor recreation, office use for residential sales and leasing, neighborhood food and beverage service limited to 1,800 square feet (no on premise cooking no alcohol sales and no drive through), mobile food vending service, outdoor fresh product stands and mobile produce market, and bicycle sharing station. A total of 24,000 square feet of gross floor area in up to 4 buildings.
- **Area 2** – UR-2(CD) – allows up to 133 single family attached, townhome, dwelling units.
- **Area 3** – UR-2(CD) – allows up to 80 single family attached dwellings with two units per building.
- **Area 4** – UR-2(CD) – allows a religious institution or up to 20 single family attached dwellings with two units per building.
- Provides transportation improvements including access from Westinghouse Bv., a network of internal streets connecting to Aileen Cr. via Blu Towns Way and a pedestrian connection to Sterling Ln., construction of 8 ft planting strip and 12 ft multi-use path along Westinghouse Bv frontage, planting strip and sidewalks on Blu Towns Way to Aileen Cr., and a pedestrian connection to Sterling Ln.
- Limits maximum building height in all development areas to 40 feet.
- Dwelling units in areas 3 and 4 shall have a garage and be rear/alley loaded.
- Corner and end units shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limits blank wall expanse to 10 ft on all levels.
- Provides landscape areas with widths of 15ft with a fence, 25 ft with a fence and 39.5 ft with a fence between development Area 1B and Area 2 and abutting single family homes.
- Commits to grant a 60 ft wide easement to Mecklenburg County prior to any new dwelling unit constructed in Area 3 or 4 to accommodate future access to the Kings Branch greenway and County owned parcel to the west of the site.

- Existing Zoning and Land Use



The portion of the site along Westinghouse Bv was zoned B-2(CD) by petition 2001-031 to allow B-2 uses. There is a mix of zoning and uses in the area, with primarily industrial use to the north and west, residential to east and commercial along South Bv. Land south of the site is undeveloped.



The site (indicated by the red star) is located between industrial used to the north and west and residential uses to the east.



The site is currently under construction, a number of buildings have been built under the current zoning (streetview image is dated).



North of the site, across Westinghouse Bv. is industrial use.



East of the site along Sterling Ln., Aileen Cr., and China Grove Church Road are single family and duplex dwellings in the Sterling community.

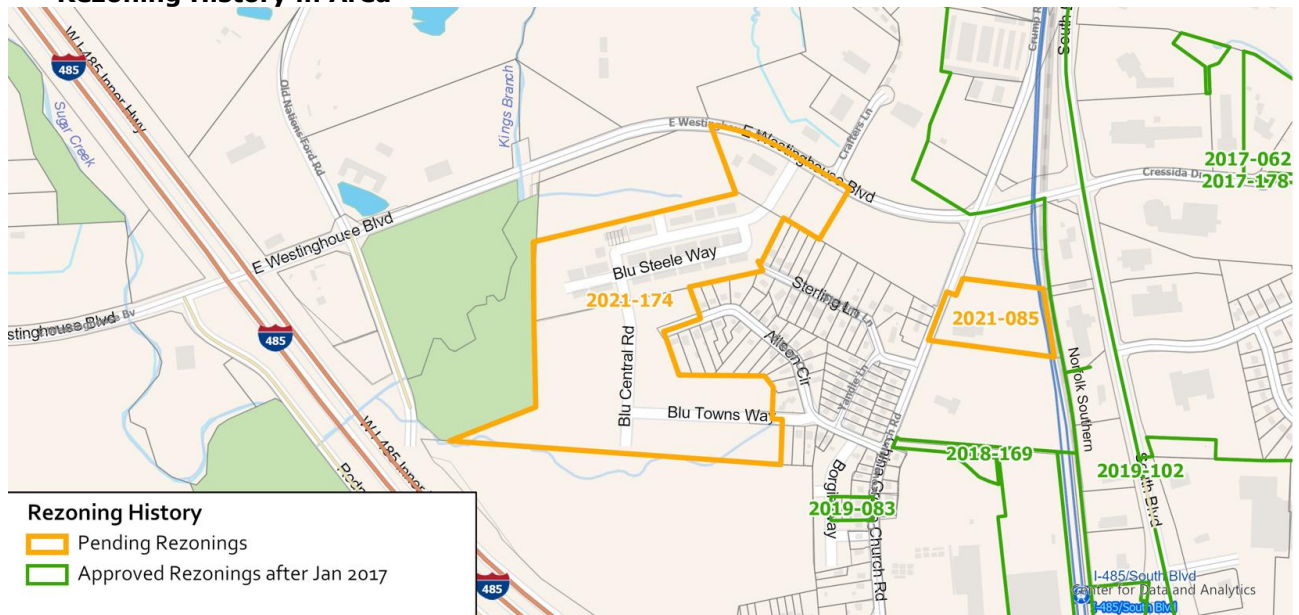


South of the site is undeveloped land accessed from the subject site and Ervin Ln.



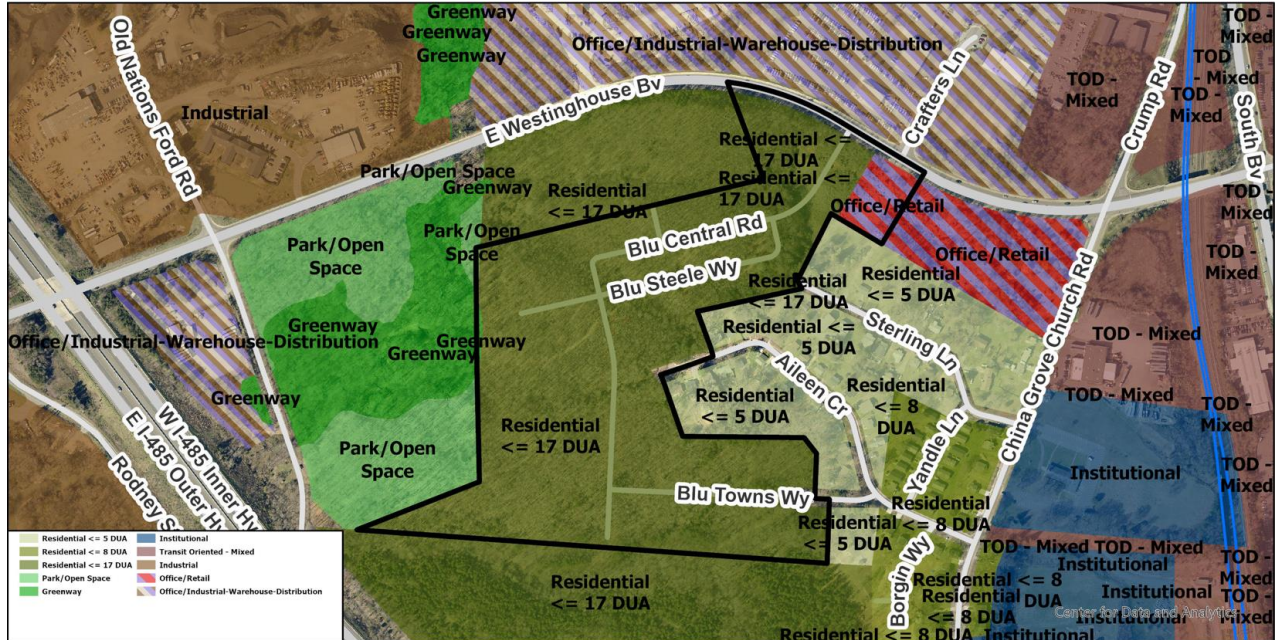
West of the site, east of Old Nations Ford Rd. is undeveloped land owned by Mecklenburg County intended for open space/park/greenway use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-062	5.8 acres east of the site at the end of Cressida Dr. to I-2(CD) to allow industrial use including outdoor storage.	Approved
2017-178	4.34 acres east of the site at the end of Cressida Dr. to I-2(CD) to allow industrial use including outdoor storage.	Approved
2018-169	Multiple parcels along Lynx Blue Line to new TOD districts as part of the TOD text amendment.	Approved
2019-083	.56 acres southeast of the site on west side of China Grove Church Rd. to R-8 to allow residential use.	Approved
2019-102	Multiple parcels along Lynx Blue Line to align TOD zoning with adopted land use plan recommendations.	Approved
2021-085	4.55 acres east of the site on the east side of China Grove Church Rd from I-1 & I-2 to I-2(CD) to allow industrial uses and outdoor storage.	Pending

- **Public Plans and Policies**



- The Sharon & I-485 Transit Station Area Plan (2009) recommends residential use up to 17 units per acre and office/retail for a small portion of the northeast of the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Westinghouse Boulevard, a City-maintained major thoroughfare and Blu Central Road, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. In accordance with the City's Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide an 8-foot planting strip and 6-foot sidewalk along all proposed public streets. Additionally, the petitioner commits to construct a 12-foot multi-use path with an 8-foot planting strip along East Westinghouse Boulevard in accordance with the Charlotte Bikes Plan. CDOT has no further comments.

- **Active Projects:**

- NA

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 5,850 trips per day (based on 135 multi-family units, 82 single family dwellings and 60,000 SF of retail).

Proposed Zoning: 1,895 trips per day (based on 233 townhomes, 1,800 SF coffee/donut shop without drive-through).

**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 99 students, while the development allowed under the proposed zoning may produce 78 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Sterling Elementary from 119% to 125%
    - Quail Hallow Middle from 124% to 125%
    - South Mecklenburg High at 135%.

- **Charlotte Water:** The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along E Westinghouse Blvd.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. ~~Adjust the fence locations within landscape areas to be at the tops of hills (closer to/on the property lines) on all sheets. In area with the sidewalk connection, place fence on the property line or between the sidewalk and property line.~~ Addressed

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

2. ~~Clarify/label the darker dashed line along Blu Central Rd. east of the first alley on all sheets. It appears to be a line showing ROW.~~ Addressed
3. ~~Indicate parcel 20511219 proposed zoning on sheet one and add a note clarifying it will remain undeveloped.~~ Addressed, this isolated, unbuildable parcel was removed from the rezoning.
4. ~~Add a note committing to construction of the depicted CATS pad.~~ Addressed

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

**Planner:** John Kinley (704) 336-8311






## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-174

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.	X
	<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.	✓

	<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>X</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>✓</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>X</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>