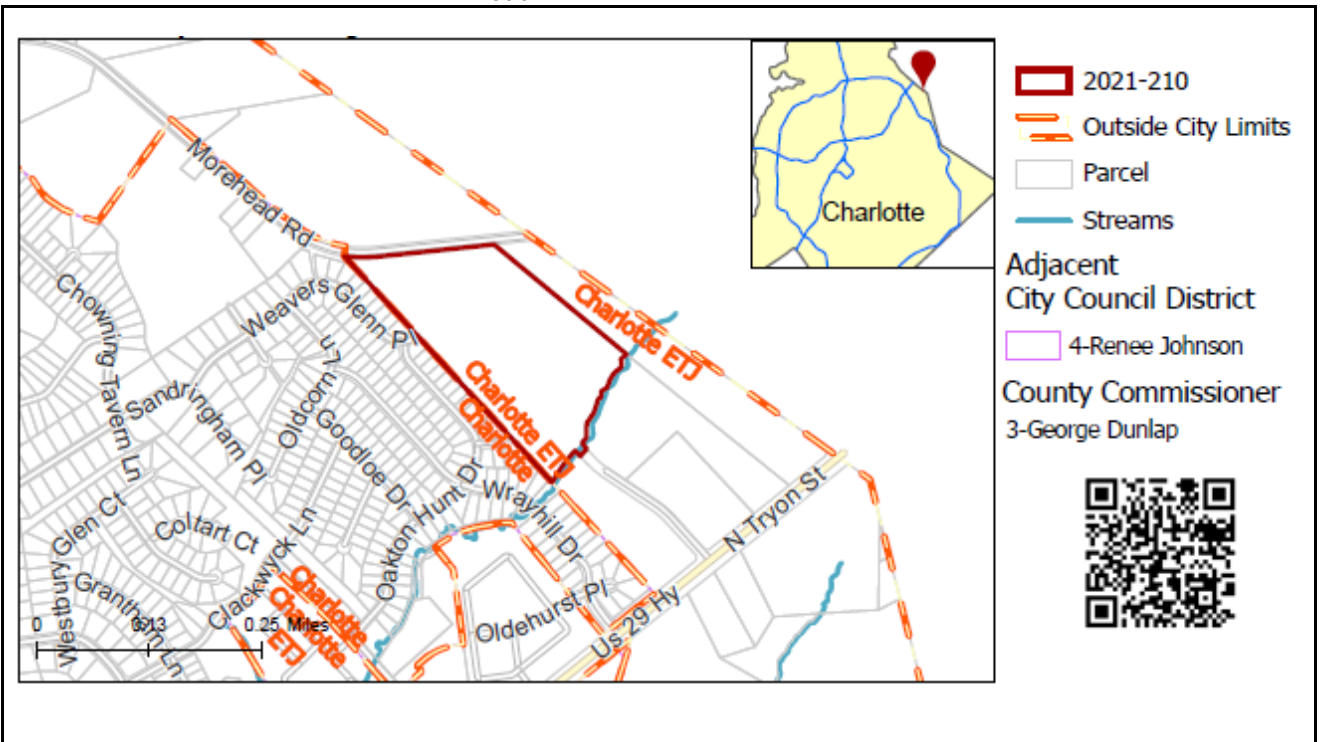


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 25.17 acres located on the south side of Morehead Road, north of North Tryon Street, and east of Salome Church Road.



SUMMARY OF PETITION

The petition proposes to develop a residential community allowing up to 276 apartments and up to 24 townhomes with a density of 11.9 dwelling units per acre on vacant land.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Smith Floyd Office Park, LLC
Carter Acquisitions, LLC
Ty Shaffer, Robinson Bradshaw, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the *Northeast Area Plan* (2000) recommendation of single family, multifamily and office retail uses with a density of no more than 8 DUA.

Rationale for Recommendation

- At a density of residential uses of up to 12 DUA, this petition is inconsistent with the area plan's recommended density of 8 dwelling units per acre, but it is consistent with the surrounding

areas development pattern of mixed residential, including single family and multifamily uses.

- The increased density is appropriate for this location, being located off North Tryon Street, a major thoroughfare.
- The proposed project is consistent with the surrounding residential development and increases the diversity of housing types within this area.
- The petition is sensitive to the existing single-family neighborhood to the west by locating the less dense, townhome buildings as an appropriate transition between the single-family neighborhood to the west and the remaining multifamily buildings on the site.
- The petition commits to a 75-foot, class C buffer between the development and the existing single-family neighborhood to the west.
- The petition commits to enhancing the pedestrian environment throughout the site through design elements and creates improved street connectivity between Morehead Road and North Tryon Street and the adjacent neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from single family, multifamily and office retail uses with a density of no more than 8 DUA to multifamily residential uses of no more than 12 DUA for the site.

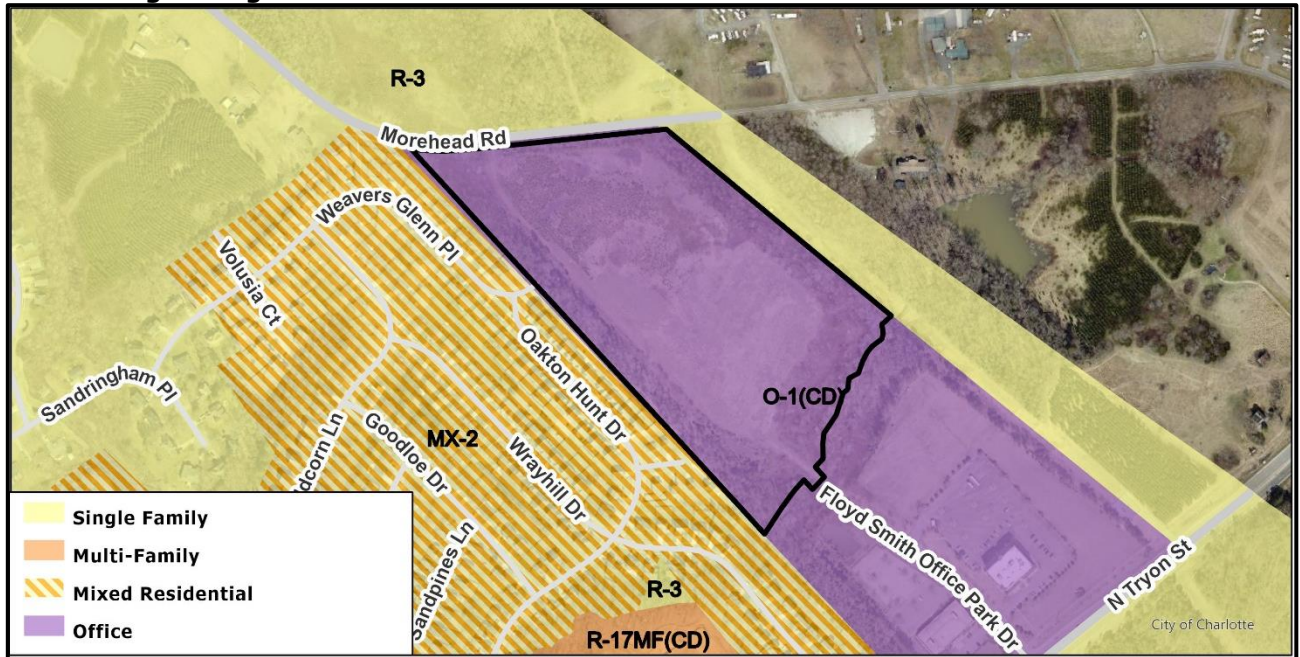
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 276 apartments and up to 24 townhomes for a total of 300 units.
- Limits maximum height of townhomes to 40-feet and maximum height to 48-feet for the apartments.
- Constructs left and right turn lanes on Morehead Road at Floyd Smith Office Park Drive.
- Constructs a reduced conflict intersection at the intersection of North Tryon Street and Floyd Smith Office Park Drive.
- Commits to a 12-foot multi-use path along Morehead Road.
- Provides an 8-foot-wide planting strip and an 8-foot-wide sidewalk along both sides of proposed Floyd Smith Office Park Drive.
- Provides an 8-foot-wide planting strip and 5-foot-wide sidewalk along both sides of proposed Weaver Glenn Place.
- Provides open space amenities that include a combination of the following: a swimming pool and clubhouse, a dog park, an open lawn area, an outdoor games space, a dining area with grills, a seating nook, and/or a fire pit.
- Architectural details:
 - To provide privacy, all residential entrances within 15-feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24-inches.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 9-inches from the front wall plane and include additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20-feet in all directions and shall include architectural features such as but not limited to banding, medallions or other design features or materials to avoid a sterile, unarticulated blank treatment of such walls.
 - Vinyl, EIFS or masonite may not be used as an exterior building material.

- Existing Zoning and Land Use



The surrounding land uses include single family homes, mobile homes, and office uses.



The subject property is denoted by a red star.



The property to the west along Weavers Glenn Place is developed with single family homes.

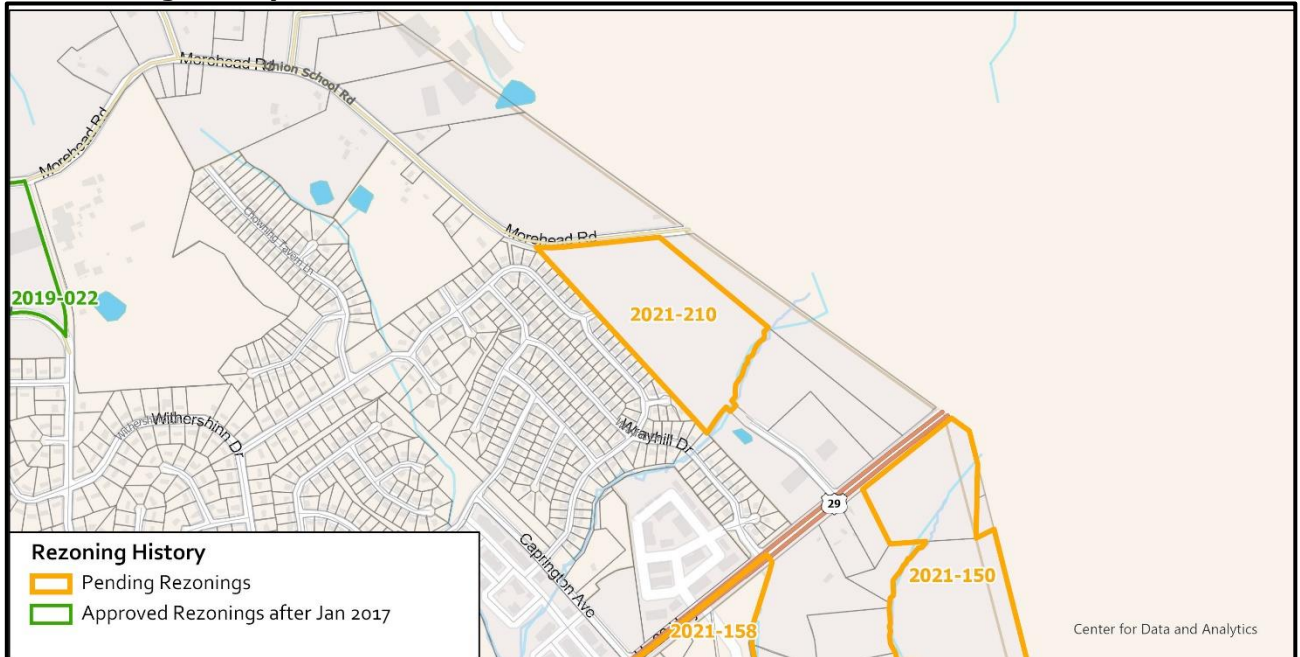


The property to the north across Morehead Road is undeveloped



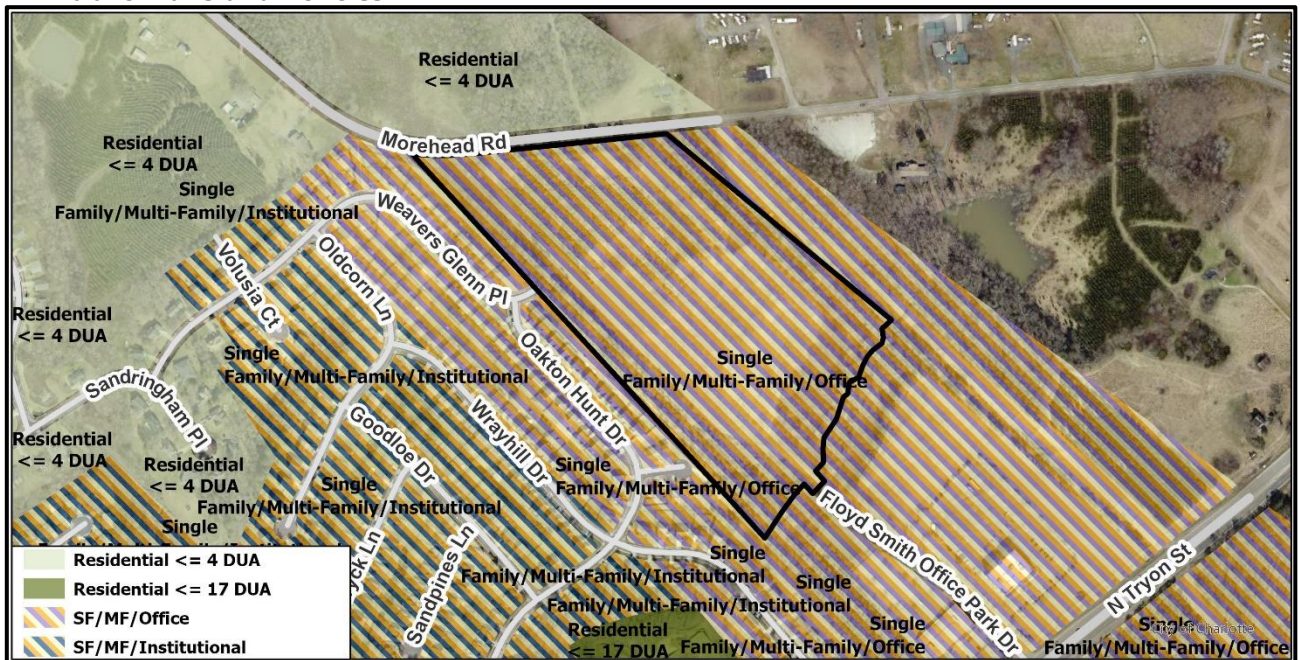
The property to the south along Floyd Smith Office Park Drive is developed with an office use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-022	Rezoned 17.63 acres to allow a 60,000-square foot warehouse and truck parking.	Approved
2021-150	Proposes to rezone 37.14 acres to allow up to 380 multi-family units.	Pending
2021-158	Proposes a site plan amendment to allow additional uses, increase in height, and clarify architectural standards.	Pending

- Public Plans and Policies**



- The *Northeast Area Plan* recommends single family, multifamily and office retail uses with a density of no more than 8 DUA for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Morehead Road, a State-maintained major thoroughfare and Floyd Smith Office Park Drive, a private local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated transportation improvements for this petition which include the construction of left and right turn lanes on Morehead Road at Floyd Smith Office Park Drive, the construction of a reduced conflict intersection at the intersection of North Tryon Street and Floyd Smith Office Park Drive, and the construction of a 12-foot multi-use path along Morehead Road. Site plan and conditional note revisions are needed to commit to the maintenance of the proposed 12-foot multi-use path along Morehead Road. Further details are listed below.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - See Outstanding Issues, Note 1
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 1,065 trips per day (based on 100,000 square-feet of office).
Proposed Zoning: 1,645 trips per day (based on 276 apartments and 24 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:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 38 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 38 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Stoney Creek Elementary from 110% to 113%.
 - James Martin Middle remains at 65%.
 - Julius L. Chambers High from 126% to 127%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Weavers Glen Place. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the eastern portion of the rezoning boundary. See advisory comments at www.rezoning.org
- **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
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Transportation

1. Add conditional note committing to the maintenance of the 12-foot multi-use path. Clarify the type of easement as a public access easement.

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 # 2021-210

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.	X
	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>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>