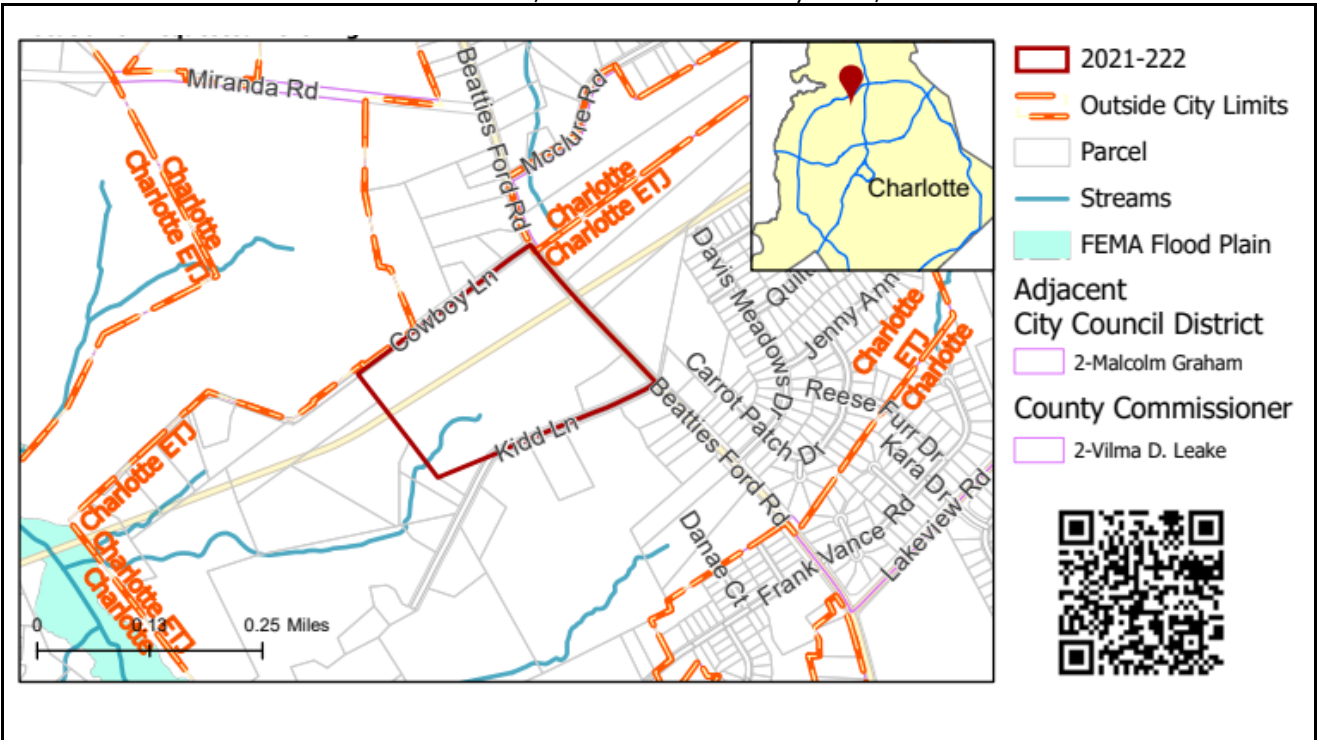


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 21.16 acres bound by the west side of Beatties Ford Road, south side of Cowboy Lane, and north side of Kidd Lane.



**SUMMARY OF PETITION**

The petition proposes to develop a multi-family residential community of up to 123 townhomes with a density of 5.81 dwelling units per acre.

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

Gerald Kidd et al  
Rad Schneider, Redwood Apartments  
Rad Schneider, Redwood Apartments

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 9

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site design.

Plan Consistency

The petition is **inconsistent** with the *Northwest District Plan* recommendation of single family uses of up to 4 DUA. The petition meets the *General Development Policies* locational criteria for consideration of over 6 dwellings per acre.

Rationale for Recommendation

- At 5.81 DUA, the petition proposes a slight increase in the recommended density.
- The petition creates additional housing opportunities and housing diversity along the Beatties Ford Road corridor.

- The petition commits to building street and sidewalk connections to the adjacent parcels to increase street connectivity and the pedestrian experience for future developments.
- The petition proposes a 12-foot multi-use path along Beatties Ford Road, contributing to improving pedestrian connectivity along the corridor.
- The site plan proposes functional amenities for future residents, including a shared use path and bike racks.
- The site commits to a 50-foot class C buffer where the site abuts existing residential areas to the southwest, ensuring an appropriate transition between the sites.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from single family uses of up to 4 DUA to multifamily residential land uses of up to 6 DUA for the site.

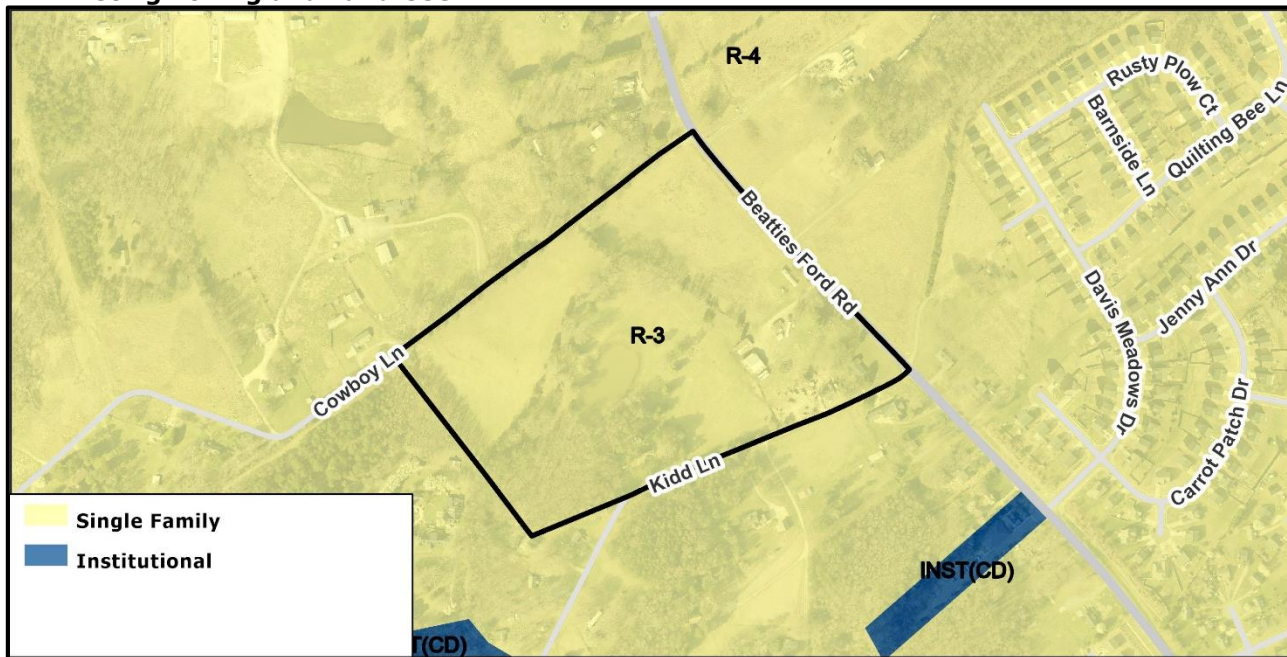
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 123 townhome units.
- Limits maximum height to 40-feet.
- Provides right-of-way for the future Fred D. Alexander Road extension.
- Access to the site is provided from Beatties Ford Road and Kidd Lane.
- Provides a right and left turn lanes into the site along Beatties Ford Road.
- Provides 8-foot planting strip and a 12-foot multi-use path along Beatties Ford Road.
- Provides a two-car garage for each unit with an additional two spaces within the driveway area.
- Commits to a 50-foot class C buffer where the site abuts existing residential areas.
- 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.
  - All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
  - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

- **Existing Zoning and Land Use**



The surrounding land uses include large lot single family residential, an equestrian center, and vacant land.

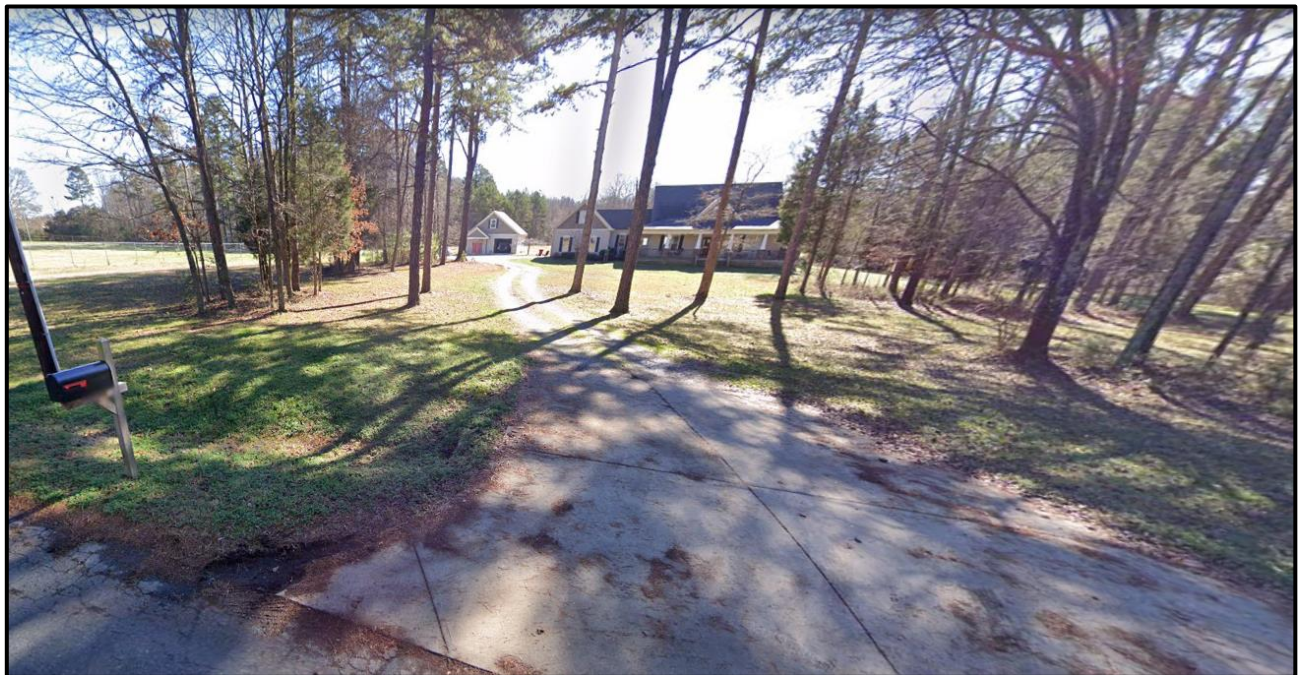


The subject property is denoted by a red star.





The property to the north along Cowboy Lane is developed with large lot single family homes.



The property to the south along Kidd Lane is developed with large lot single family homes.





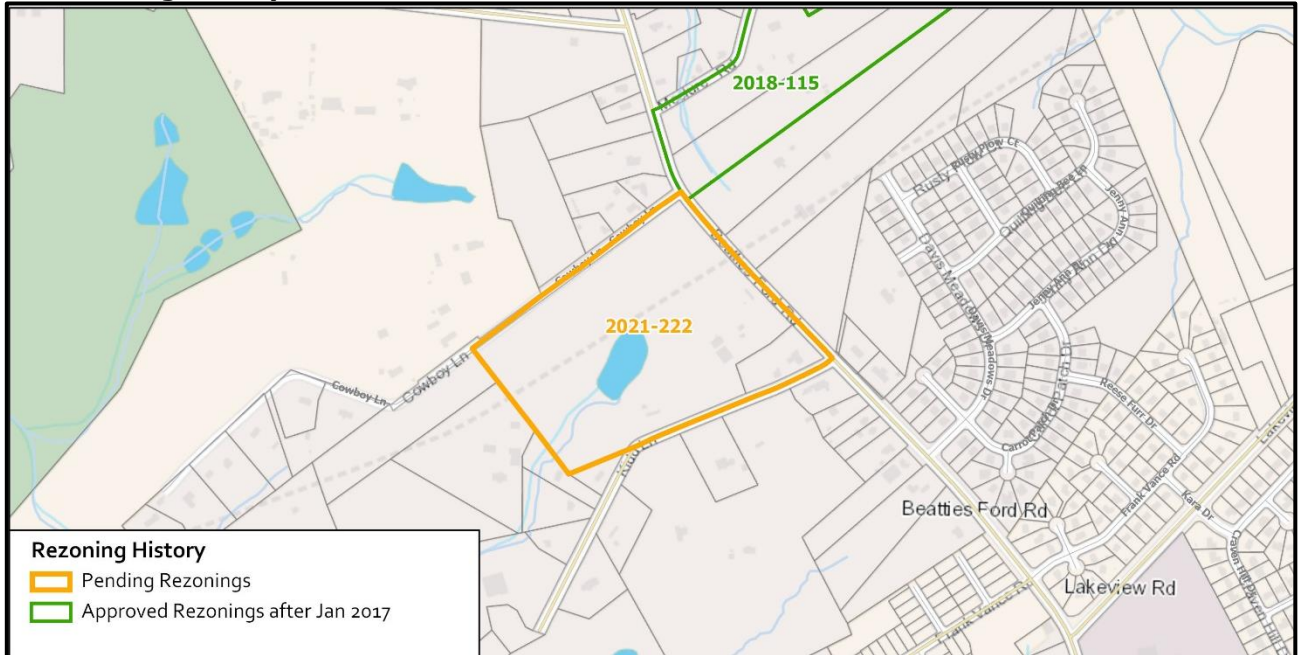
The property to the east along Beatties Ford Road is developed with large lot single family homes.



The property to the west along Kidd Lane is developed by Shining Hope Farms.

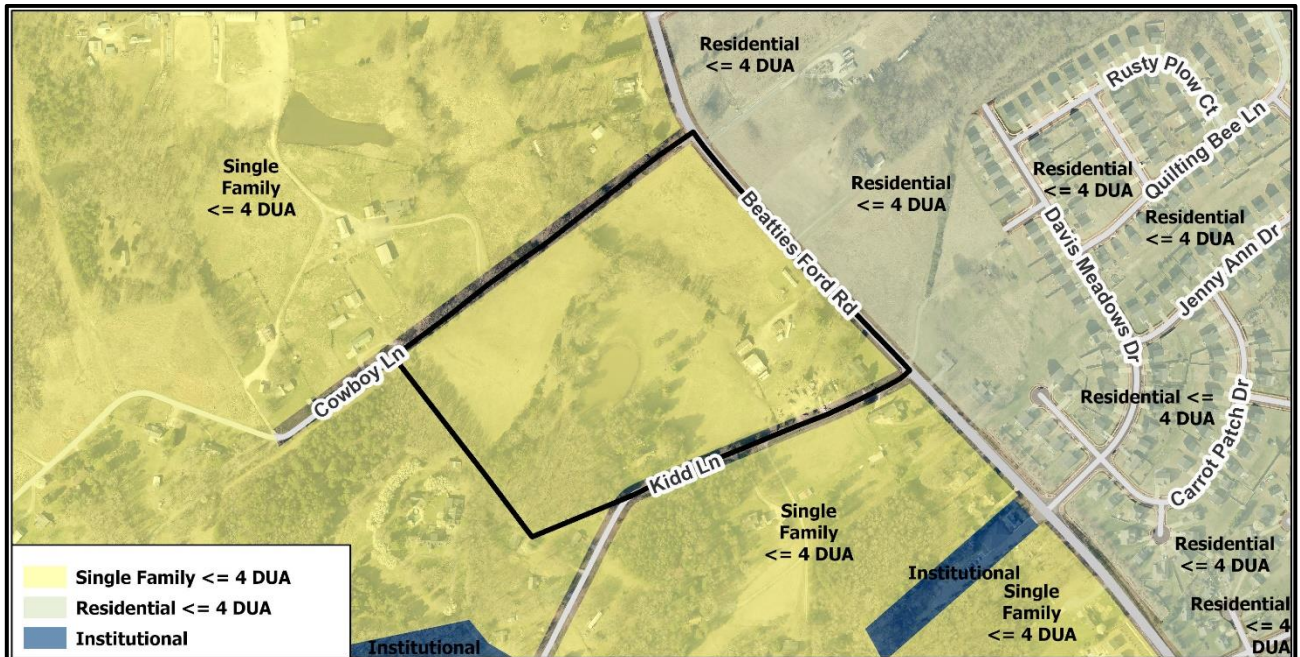


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-115	Rezoned 20.08 acres to allow all uses permitted in the R-4 (single family residential) zoning district.	Approved

- Public Plans and Policies**



- The *Northwest District Plan* recommends single family land uses of up to 4 DUA for this site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 6 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	1
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 10</b>	<b>Total Points: 10</b>

• **TRANSPORTATION SUMMARY**

- The petition is located south of Cowboy Lane, a privately maintained local street, and west of Beatties Ford Road, a State-maintained minor thoroughfare. The petition is in the Westside Strategy Plan Study Area outside Route 4. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet Chapter 19 and Chapter 20 ordinance requirements and/or the outstanding items including, but not limited to, revising the CTP alignment for Fred D. Alexander Boulevard, increasing the stem length of Public Road B at Beatties Ford Road, and committing to install sidewalks and planting strips along all public road frontages. Further details are listed below.
- Active Projects:
  - Fred D Alexander Boulevard Alignment
    - Approved alignment for this project includes the property in this petition.
    - Petitioner needs to work with CDOT to coordinate the projects.
  - Miranda Village
    - This private land development project is located west of Beatties Ford Road and north of Cowboy Lane.
  - McGee Place Subdivision
    - This private land development project is located east of Beatties Ford Road and south of McClure Road.
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-9
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 50 trips per day (based on 5 single family dwelling units).
    - Entitlement: 680 trips per day (based on 63 single family dwelling units).
  - Proposed Zoning: 890 trips per day (based on 123 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 32 students, while the development allowed under the proposed zoning may produce 15 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:
    - Hornets' Nest Elementary remains at 94%.
    - Ranson Middle remains at 118%.
    - Hopewell High remains at 95%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Statesville Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Statesville Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 10

## OUTSTANDING ISSUES

### Transportation

1. Dimension the right-of-way from the road centerline of Beatties Ford Road.
2. Revise site plan and conditional note committing to obtaining approval for the amended CTP alignment of Fred D Alexander Roadway Project prior to permitting approval. The petitioner will work with CDOT and/or CRTPO to obtain approval for the amended CTP alignment. The area within the existing approved CTP alignment should be preserved if the CTP alignment will not be amended.
3. Provide a minimum 100-foot driveway stem on Public Road B from the Beatties Ford Road right-of-way line to the first residential driveway per NCDOT driveway manual.
4. Revise site plan and conditional note(s) to commit to constructing a 6-foot sidewalk along the proposed widened Kidd Lane.
5. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Public Road A and Public Road B per Chapter 19 and Chapter 20. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.
6. Revise site plan to provide a curb ramp at the intersection of Beatties Ford Road and Kidd Lane.
7. Revise site plan to show sight triangle and relocate monument outside of the intersection sight triangle at Beatties Ford Road and Public Road B.
8. Revise site plan and conditional notes to clarify NCDOT requirements along Betties Ford Road regarding a three-lane typical section.
9. Add conditional note "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."

### Environment

10. Site is being developed in a wedge and is required to provide 15% undisturbed tree save area. Please show the 15% area on the plan.

### Site and Building Design

11. Relocate proposed pump station further away from the townhome unit.

**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 # 2021-222

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.	X
	<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><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>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>