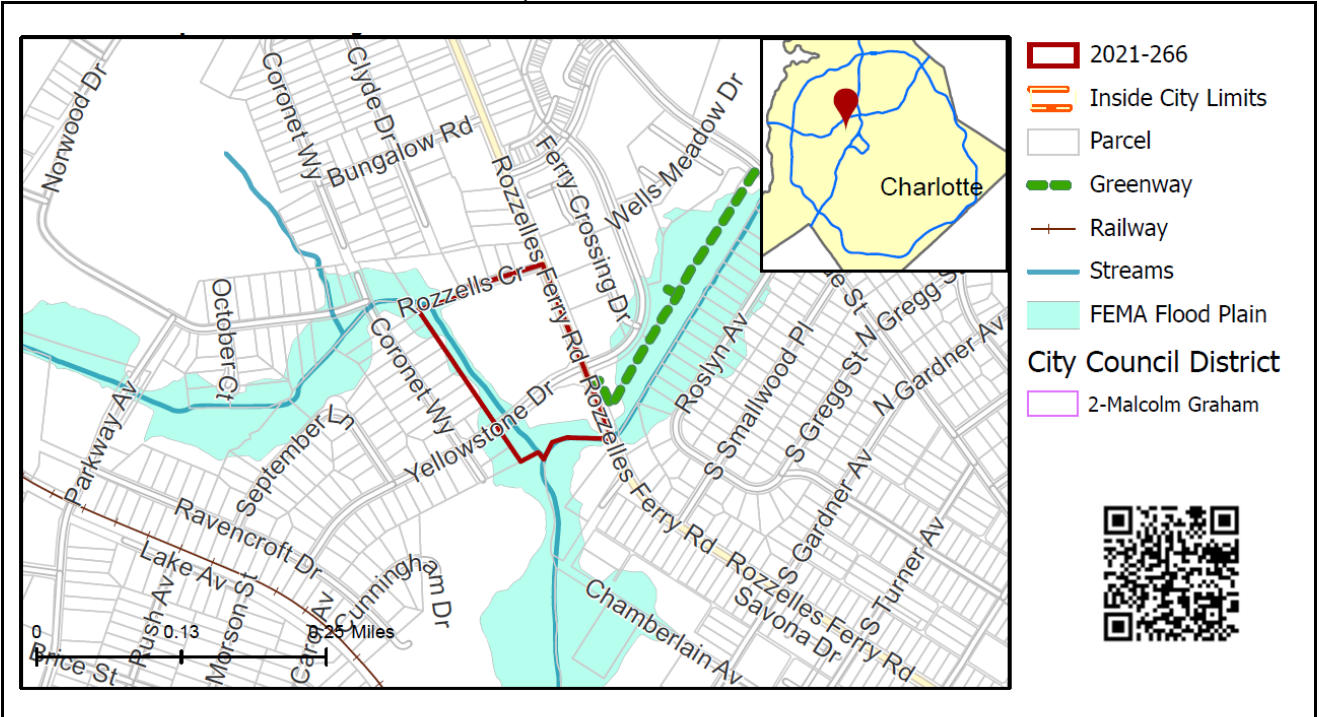


REQUEST

Current Zoning: I-1, B-2 (light industrial, general business)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 8.13 acres located on the south side of Rozzelles Ferry Road at Yellowstone Drive.



SUMMARY OF PETITION

The petition proposes up to 95 single family attached residential dwelling units at a density of 11.69 dwelling units per acre (DUA).

PROPERTY OWNER

Kathy C. Shaw

PETITIONER

Sere Ventures

AGENT/REPRESENTATIVE

Keith MacVean

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with Innovation Mixed-Use Place Type recommended for this site as per the *2040 Policy Map*.

Rationale for Recommendation

- The proposed rezoning for attached residential dwelling units is consistent with the character description for the Innovation Mixed-Use Place Type.
- The Innovation Mixed-Use Place Type is characterized by vibrant areas of mixed-use and employment, typically in older urban areas, that include residential uses.

- There have been several recent rezonings in the vicinity of this site to allow single family attached residential.
- In the vicinity of this site are existing residential neighborhoods as well as new residential developments under construction, helping to transform the area from an older underutilized industrial corridor into a vibrant mixed-use neighborhood.
- The petition commits to improvements to Martin Luther King Jr Park including resurfacing the basketball court and refurbishing benches.

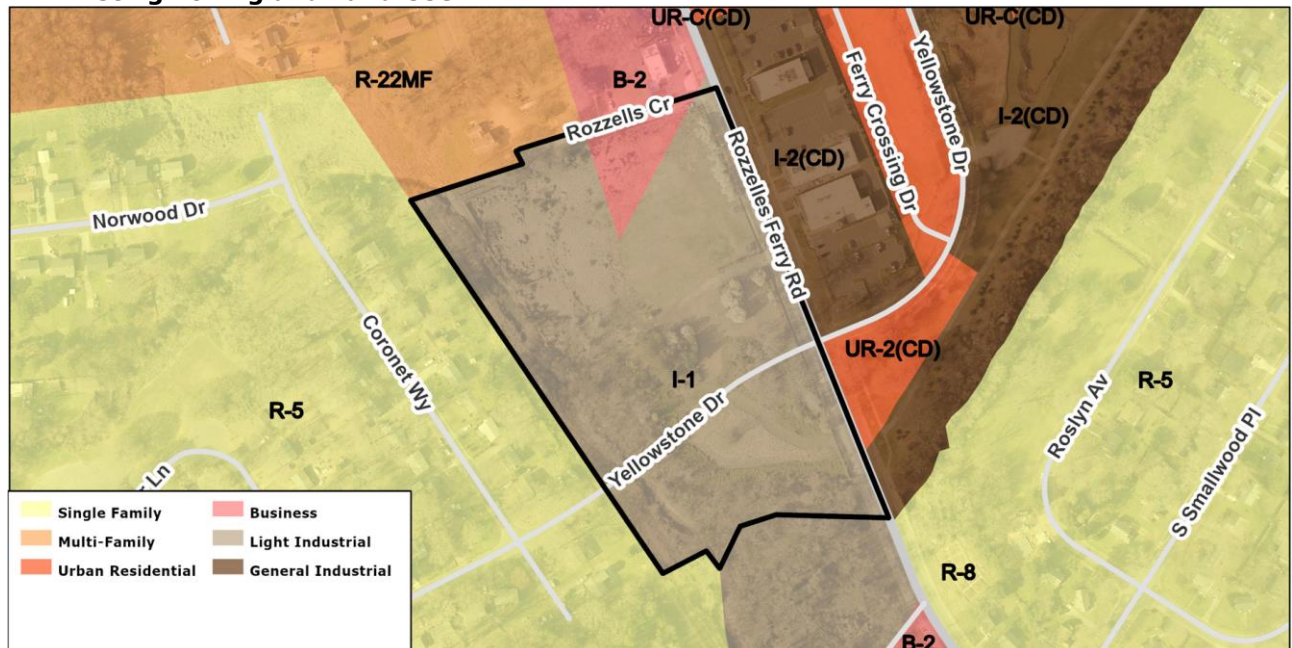
PLANNING STAFF REVIEW

• Proposed Request Details

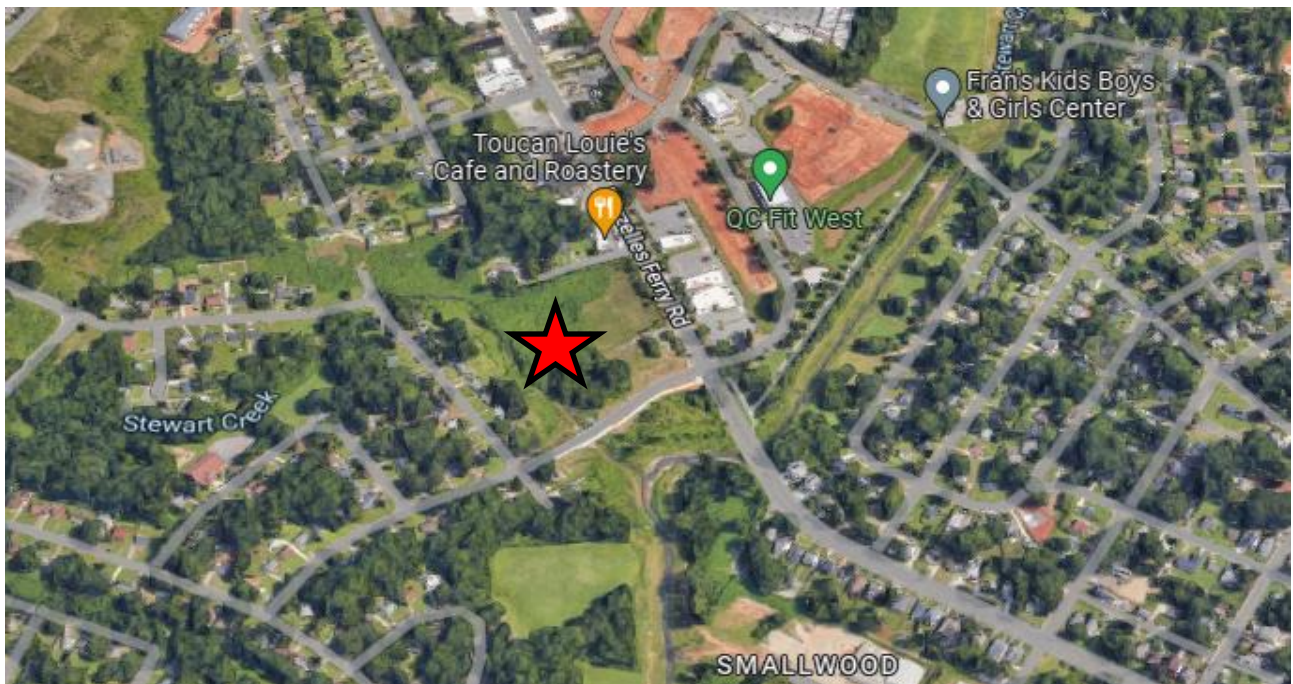
The site plan accompanying this petition contains the following provisions:

- Proposes up to 95 single family attached residential dwelling units at a density of 11.69 DUA.
- Maximum building height of 52'.
- Reserves 6% of units for a period of 10 years with monthly rents restricted for households earning less than 80% of the area median income.
- Allows for an additional building and units to be added if the existing greenway easement is relocated.
- Commits to providing a 8' planting strip and 8' sidewalk along the site's frontage of Rozzelle's Ferry Rd, Rozzelles Circle, and Yellowstone Dr.
- Dedicates and conveys to CDOT 28' of right-of-way from the centerline of Rozzelles Circle.
- Commits to preferred architectural standards including prominent pedestrian entrances fronting public streets, pitched roofs, and recessed garage doors.
- Limits detached lighting to full cut off type and 16' in height.
- Commits to the following improvements at Martin Luther King Park: pressure wash sidewalks, stairs, rails, benches, and basketball goals. Sand and repaint benches and rails. Resurface basketball court and replace nets.

• Existing Zoning and Land Use



The site is surrounded by a mixture of uses including single family detached residential, single family attached residential, commercial, and office uses.



The site, marked by a red star, is situated in between the Smallwood and Lakewood communities in an area that is rapidly transforming from industrial to mixed use.



The properties to the north of the site along Rozzelle's Ferry Rd are developed with primarily commercial uses.



The properties to the east of the site across Rozzelle's Ferry Rd are developed with a mix of commercial, office, and single family attached residential uses.

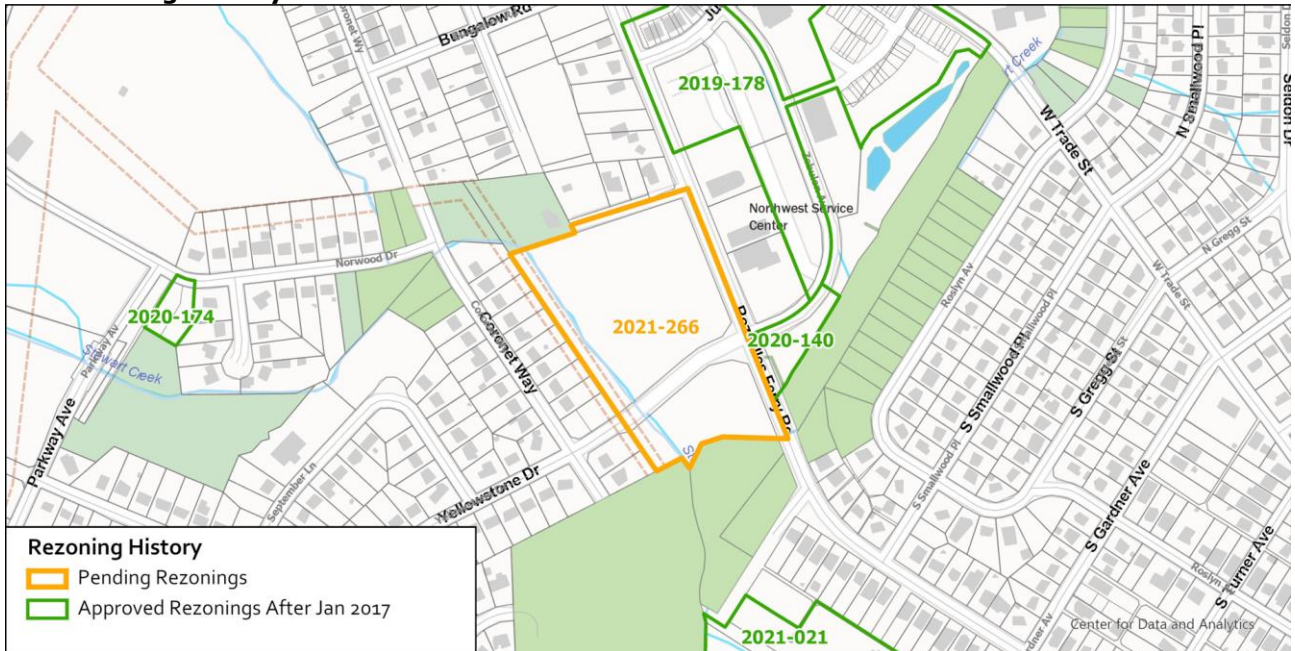


The properties to the south of the site include the undeveloped Stewart Creek floodplain and single family residential dwellings.



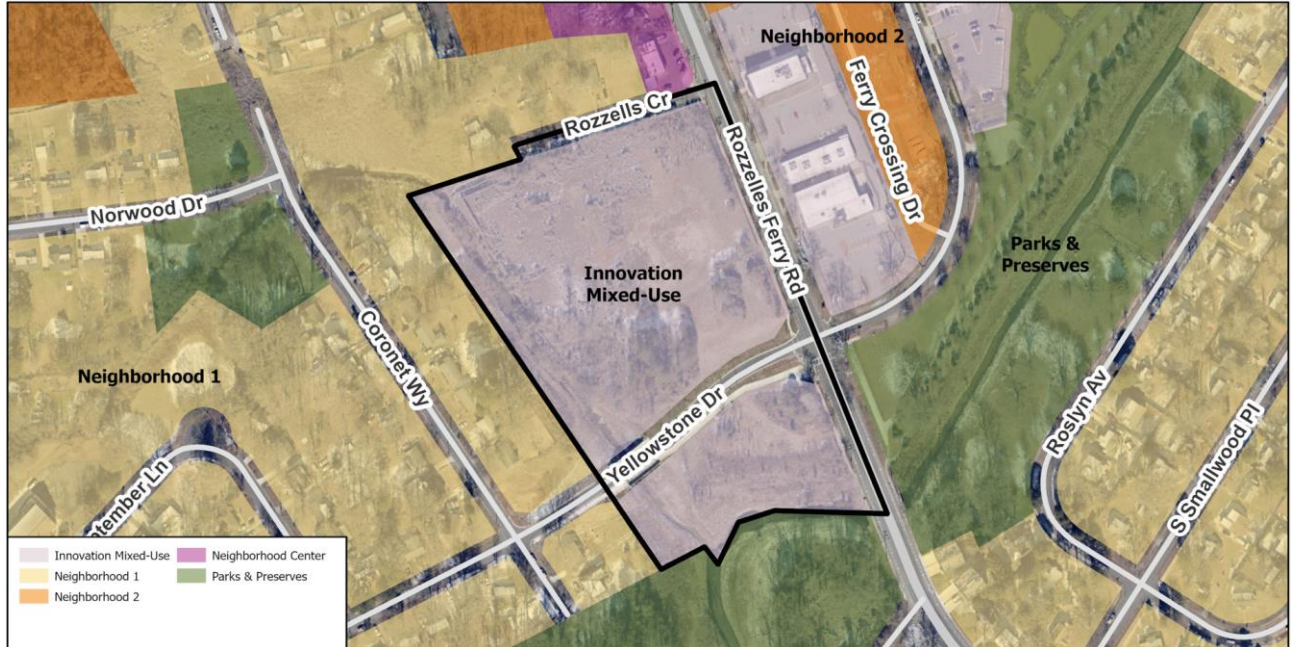
The properties to the west of the site along Coronet Way are developed with single family residential dwellings.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-021	The petition amended an existing approved plan to increase the maximum amount of residential dwelling units for the redevelopment of a mill building.	Approved
2020-174	The petition proposed to rezone a vacant lot to R-8.	Approved
2020-140	The petition proposed to rezone 0.53 acres of land to allow the development of 8 single family attached units at a density of 15 DUA.	Approved
2019-178	The petition proposed to develop the site with 133 single family attached residential units at 11.6 DUA.	Approved
2019-076	The petition proposed to develop the site with 47 single family attached residential units at 19.7 DUA.	Approved

- **Public Plans and Policies**



The 2040 Policy Map recommends Innovation Mixed-Use Place Type for this site.

- **TRANSPORTATION SUMMARY**

- This site is located along Rozzelles Ferry Road, a City-maintained minor thoroughfare, between Rozzelles Circle and Yellowstone Drive, two City-maintained local streets. A Traffic Impact Study (TIS) is not needed for this site due to the site's generation of less than 2,500 daily trips. There are existing bike lanes along the site's frontage of Rozzelles Ferry Road and CDOT is coordinating with the petitioner to provide appropriate pedestrian infrastructure in accordance with the Charlotte WALKS policy.

Site plan revisions are needed and the outstanding items including, but not limited to labeling and dimensioning curb lines and right-of-way, amending the street network to meet City development standards, and including some clarifying conditional notes. Further details are listed below.

Active Projects:

- N/A
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-3.
- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 175 trips per day (based on 81,300 SF warehouse).

Proposed Zoning: 675 trips per day (based on 95 single family attached dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 6 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 4.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Ashley Park Pre-K-8 at 97%.
 - West Charlotte High at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Rozzells Ferry Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 18-inch gravity sewer main located through the middle of the parcel. See advisory comments at www.rezoning.org
- **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 / City Arborist:** See Outstanding Issues, Notes 4-5.

OUTSTANDING ISSUES

Transportation

1. Label and dimension the Rozzells Circle curb and gutter from the existing centerline on the site plan. Back of curb needs to be dimensioned from the centerline of the roadway at 13'.
2. Revise the site plan and conditional notes to commit to construct each internal private street in accordance with CLDSM 11.13, typical private street section. Additionally, revise the cross section "A-A" on sheet RZ-02 accordingly.
3. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

Environment

4. Identify tree save areas on site plan. Tree save should be a minimum of 15% of the overall site and free of utilities, easements, and invasive species.
5. Provide a tree survey identifying all trees of 8 inch dbh or greater and all planted trees of 2 inch caliper or greater and 6 feet in height that grow partially or wholly within the city right of way.

Site and Building Design

6. Label setback on north side of Yellowstone Dr from existing back or curb.
7. Revise setback on Rozzells Circle to follow curb line.
8. Revise note 4.e from "private lane" to "private alley".
9. Remove the pool in the rendering and label as improved open space.

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

Planner: Joe Mangum (704) 353-1908







Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-266

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. The Charlotte Future 2040 Policy Map was adopted March, 28th, 2022 and became effective July 1st, 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.	✓
	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.	✓
	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.	✓

	<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>N/A</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>✓</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>✓</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>✓</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>