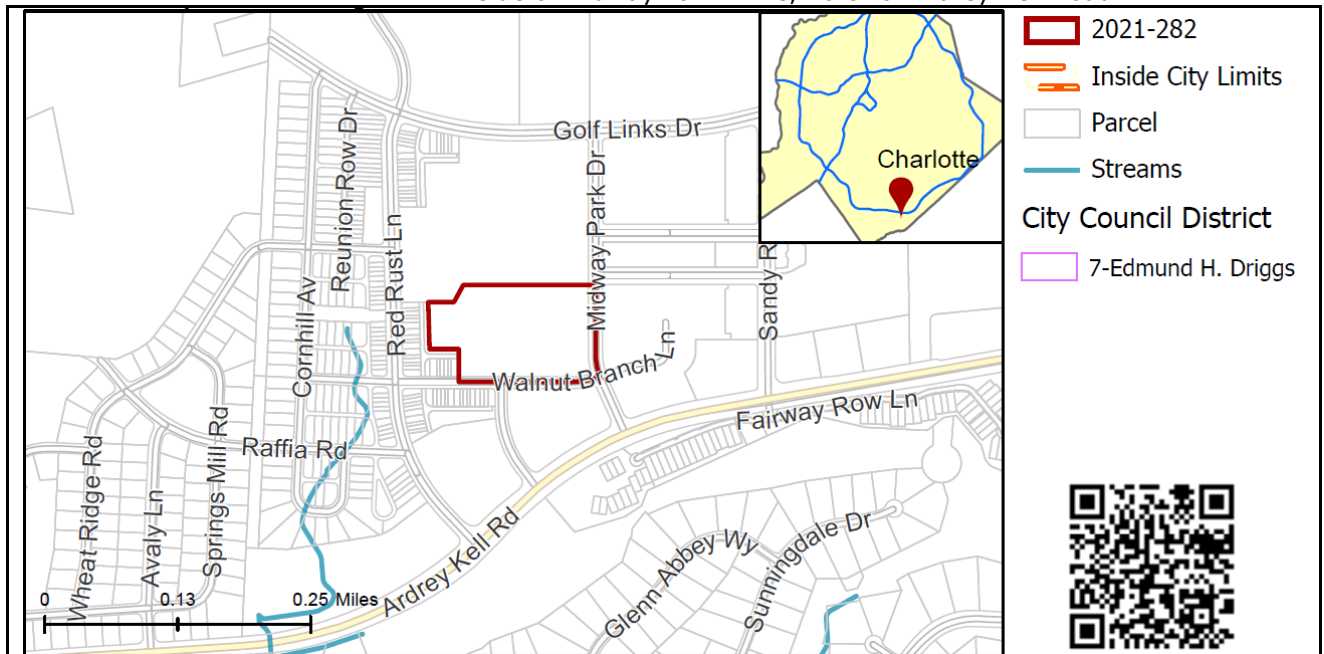


REQUEST

Current Zoning: MUDD-O, mixed use development, optional
Proposed Zoning: MUDD-O SPA, mixed use development, optional,
site plan amendment

LOCATION

Approximately 7.54 acres located south of Golf Links Drive, west side of Midway Park Drive, north of Ardrey Kell Road.



SUMMARY OF PETITION

The petition proposes to develop the vacant land previously planned for offices and parking structure with up to 307 multi-family dwellings and 8 single family attached dwellings in the Rea Farms development in south Charlotte.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Lincoln Harris
Greystar Development East, LLC
Collin Brown & Brittany Lins/ Alexander Ricks

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 22

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center.

Rationale for Recommendation

- The site is located in a Community Activity Center within walking and biking distance to employment, shopping and dining opportunities and transit service.
- The petition meets goals 1, 2, 5, 6 and 7 of the *Charlotte Future 2040 Comprehensive Plan*.
- The plan includes a mixture of housing types.

- Increases pedestrian access in the area by providing pedestrian walkways east/west and north/south through the site.

PLANNING STAFF REVIEW

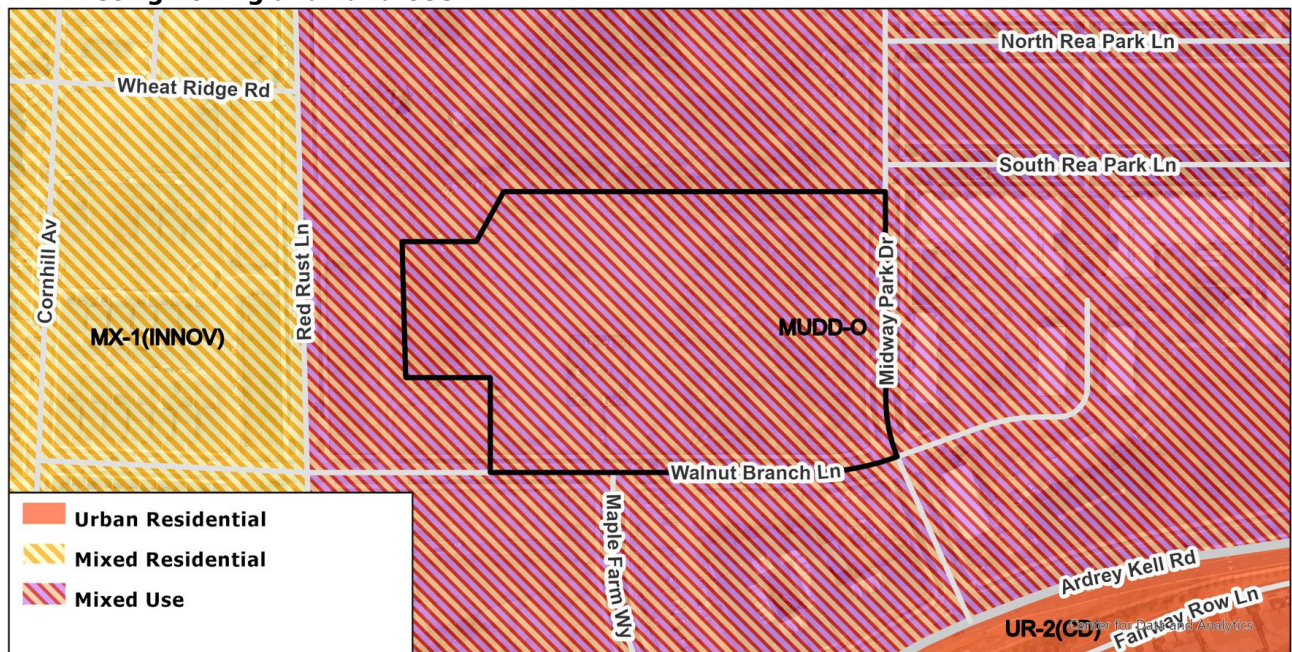
• Proposed Request Details

The site plan amendment contains the following changes:

- Specifies up to 315 residential dwelling units (307 multi-family and 8 single family attached units), in a location previously planned for office and parking structure uses.

The site plan accompanying this petition contains the following provisions:

- A minimum of 6 single family attached units to be provided.
 - Allows conversion of unused multi-family unit entitlements to additional townhome units at a rate of 1 townhome unit for every 2 multi-family units.
 - Maximum building height of 65 feet for multi-family buildings and 45 feet for single family attached buildings.
 - Vehicular access from extension of Rea Park Ln from Midway Park Drive west along the site's northern boundary and connecting to Red Rust Ln. via an existing connector street. Site driveways to Rea Park Ln connector street, Midway Park Dr. and Walnut Branch Ln.
 - Maintains and constructs 8 ft planting strip and 8 ft sidewalk along all public street frontages.
 - Provides architectural design standards for multi-family buildings related to building frontage, ground floor height, modulations, architectural base, blank walls, transparency and roof design.
 - Provides design standards for townhome style buildings related to roof design, raised entrances, porches and stoops and garage doors.
 - Maximum of 5 units per townhome style building and each attached dwelling shall contain a minimum of 1 car garage.
 - Commits to amenitized open space.
 - Provides publicly accessible a pedestrian walkway from Walnut Branch Ln through the site to the extension of South Rea Park Ln. with a minimum of 3,270 square feet of public open space area.
- Existing Zoning and Land Use



The site was previously rezoned by 2017-095 to MUDD-O SPA, amending a previous rezoning from 2015 for the Rea Farms mixed use development. 2017-095 allowed 900,000 sqft of commercial non-residential uses, 265,000 sqft of institutional uses, 527 residential dwelling units of all types and up to 300 nursing or adult care units for the larger area surrounding and including the site. There is a mixture of uses in the Rea Farms development.



The site, indicated by the red star above, is in an activity center with a mix of uses. There are single family attached and detached residential to the west, multi-family to the east, with commercial uses farther east closer to Providence Road. Areas north of the site remain undeveloped further north is a CMS school and a fitness facility.



The site is current vacant.



North of the site, across the future extension of South Rea Park Lane is vacant land planned for office and open space.



East of the site, across Midway Park Drive, is multi-family residential.

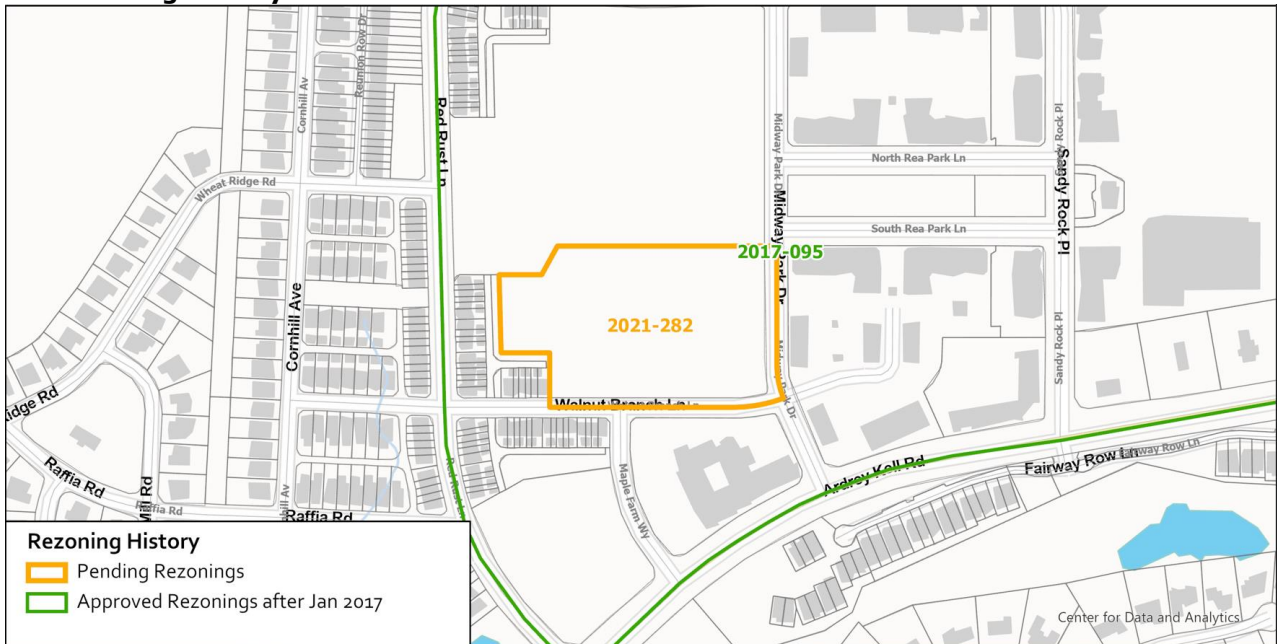


South of the site, across Walnut Branch Lane, is age restricted multi-family and single family attached dwellings.



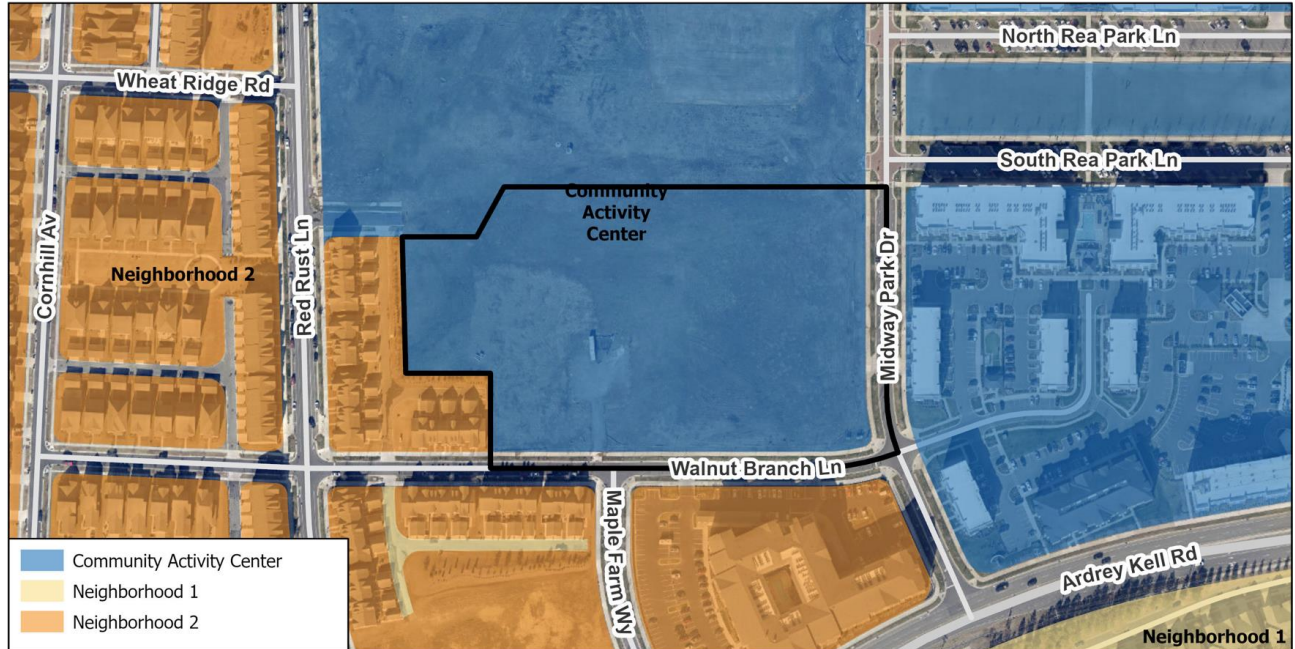
West of the site, along Red Rust Lane are single family attached dwellings.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-095	75 acres north of Ardrey Kell Rd, west of Providence Rd to MUDD-O SPA to allow 900,000 sqft of commercial non-residential uses, 265,000 sqft of institutional uses, 527 residential dwelling units of all types and up to 300 nursing or adult care units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map recommends Community Activity Center (CAC).

- **TRANSPORTATION SUMMARY**

- The site abuts three City-maintained local roads: Midway Park Drive, Walnut Branch Lane and Rea Park Lane. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips; however, CDOT and NCDOT have requested a trip generation and square footage comparison of the previously approved use to evaluate the need for mitigation. CDOT has coordinated with the petitioner to construct the Proposed Rea Park Lane per CDOT standards and to include the existing driveways on the southside of Walnut Branch Lane. Site plan revisions are needed to meet ordinance requirements including but not limited to providing a public access easement on the proposed Rea Park Lane. Further details are listed below.
- **Active Projects:**
 - I-485 and Providence Road (NC-16) Interchange Improvements
 - Currently in the Planning Phase
 - Anticipated Start Date Year 2025
- **Transportation Considerations**
 - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**

Current Zoning:

 - Existing Use: 00 trips per day (based on vacant parcel).
 - Entitlement: 2,665 trips per day (based on 260,000 sqft of office use).

Proposed Zoning: 1,485 trips per day (based on 8 single family attached and 307 multi-family 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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 109 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 109 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Rea Farms Steam Academy from 124% to 133%
 - Ardrey Kell High* from 166% to 167%.

*Construction of a new 125 classroom school; relieves crowding at South Mecklenburg, Ardrey Kell and Myers Park

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Golf Links Dr.

Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Golf Links Dr. 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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Provide public access easement along Rea Park Lane and callout the proposed limits of the public access easement on the site plan. Clarify that the proposed road is private.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

2. Change the proposed zoning district on the site plan and notes to MUDD(CD) as no options are being requested.

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





Planner: John Kinley (704) 336-8311










Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-282

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.	✓
	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.	X
	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.	X

	<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>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>