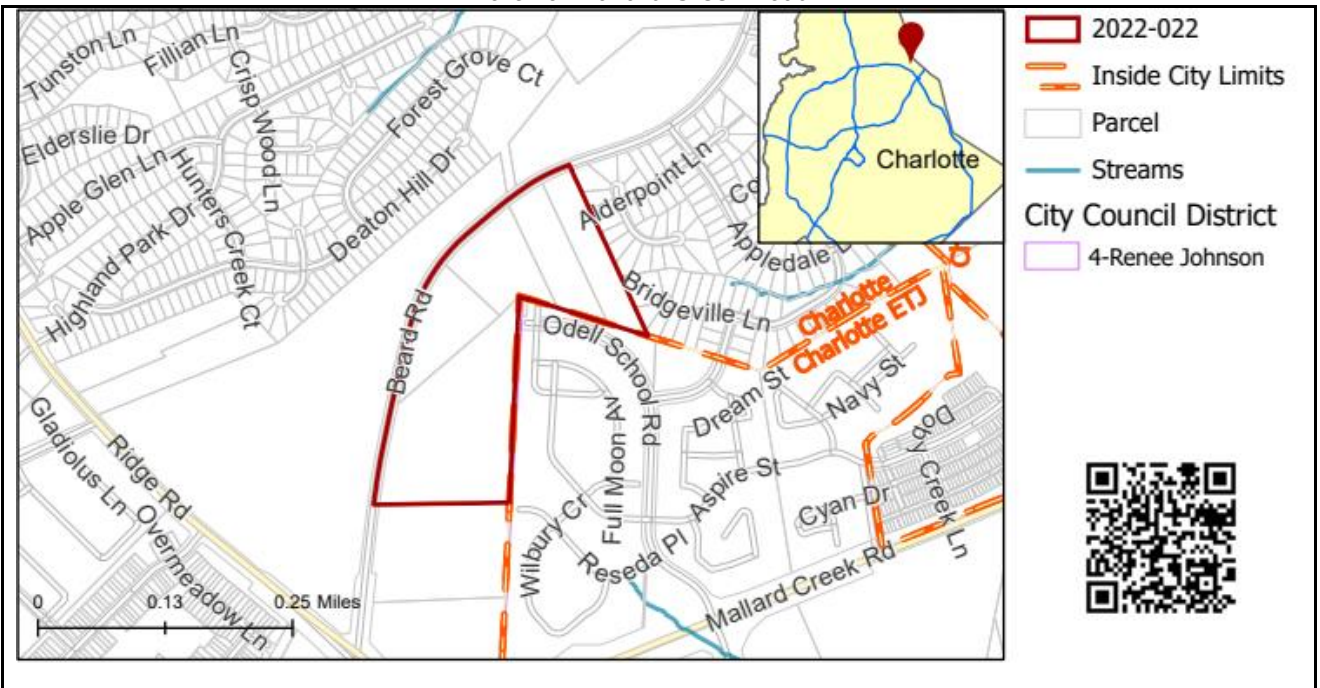


## REQUEST

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-22MF(CD) (multi-family residential, conditional), UR-2(CD) (urban residential, conditional)

## LOCATION

Approximately 26.65 acres located on the east side of Beard Road, north of Mallard Creek Road.



## SUMMARY OF PETITION

The petition proposes a residential development of up to 347 multi-family dwelling units and 110 townhome units.

## PROPERTY OWNER

J. Wayne & Pamela M. Beard

## PETITIONER

Appaloosa Real Estate Partners

## AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 place type.

### Rationale for Recommendation

- The petition is consistent with the existing multi-family uses adjacent to the site.
- The petitions add to the variety of housing options in the area.
- The petition commits to extending the street network via Odell School Road and Rickenbacker Road.
- The petition commits to enhancing the pedestrian network by building an 8-foot planting strip and 8-foot sidewalk along Beard Road and the newly built Odell School Road and Rickenbacker Road.

- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition proposes a one-acre park, to be dedicated to Mecklenburg County, which supports the Comprehensive Plan's goal of "protecting and enhancing its tree canopy and natural areas with a variety of open space at different scales throughout the entire community".

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 place type to the Neighborhood 2 place type for the site.

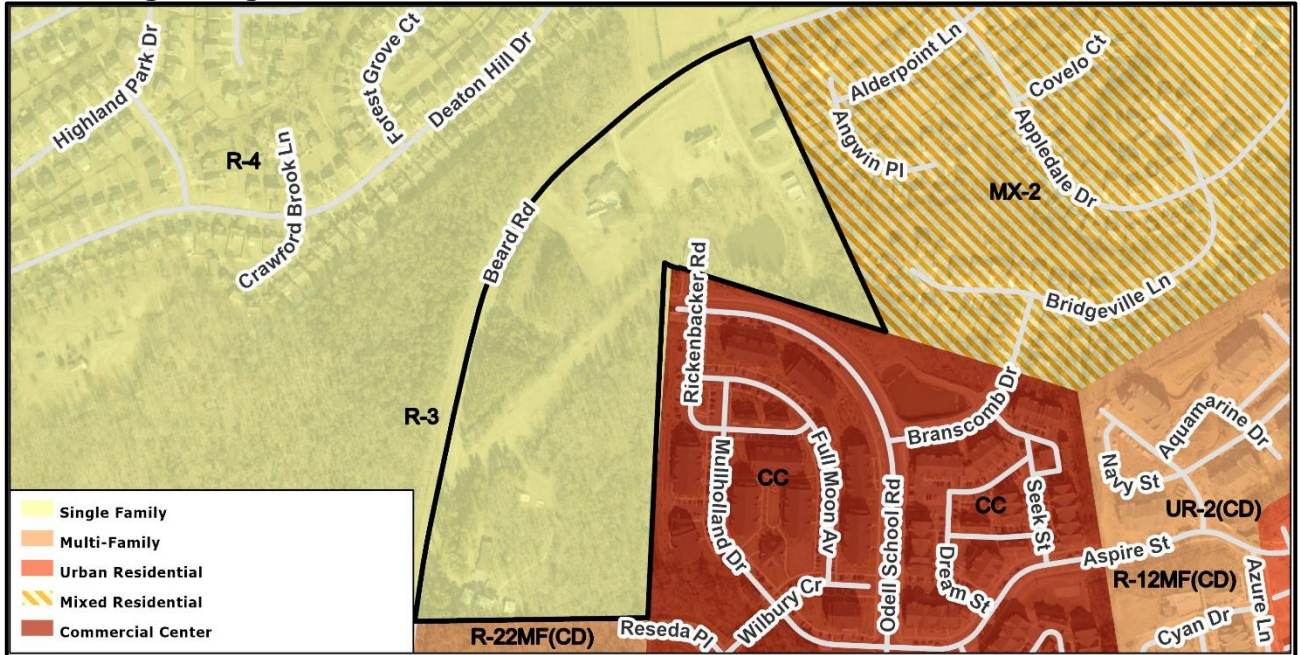
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 347 multi-family dwelling units and 110 townhome units with a density of 18.0 dwelling units per acre for a total of 457 dwelling units.
- Commits to an 8-foot planting strip and 8-foot sidewalk along Beard Road, Odell School Road and Rickenbacker Road.
- Provides 3 access points to the site from Beard Road, and access from Odell School Road, and Rickenbacker Road.
- Extends Odell School Road and Rickenbacker Road through the site as a local residential wide street.
- Provides amenity areas with hardscape, seating area and a clubhouse.
- Dedicates a one-acre park to Mecklenburg County.
- Multi-family Architectural Details:
  - Buildings exceeding 120-feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 5-feet wide and shall project or recess a minimum of 1-foot extending through the building.
  - Buildings shall be places to present a front or side façade to all network required streets.
  - Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- Townhome Architectural Details:
  - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches should be covered and be at least 5 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, 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 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 shall be provided to connect all residential entrances to sidewalks along public and private streets.

- Existing Zoning and Land Use



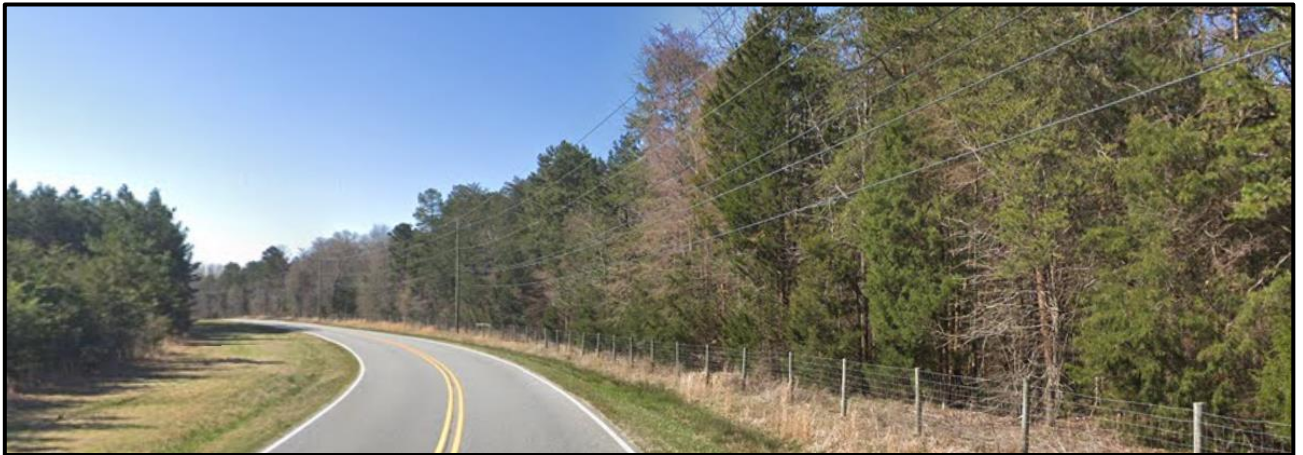
The surrounding land uses include single family homes, multi-family apartments and vacant land.



The subject property is denoted with a red star.



The property to the northeast along Alderpoint Lane is developed with single family homes.

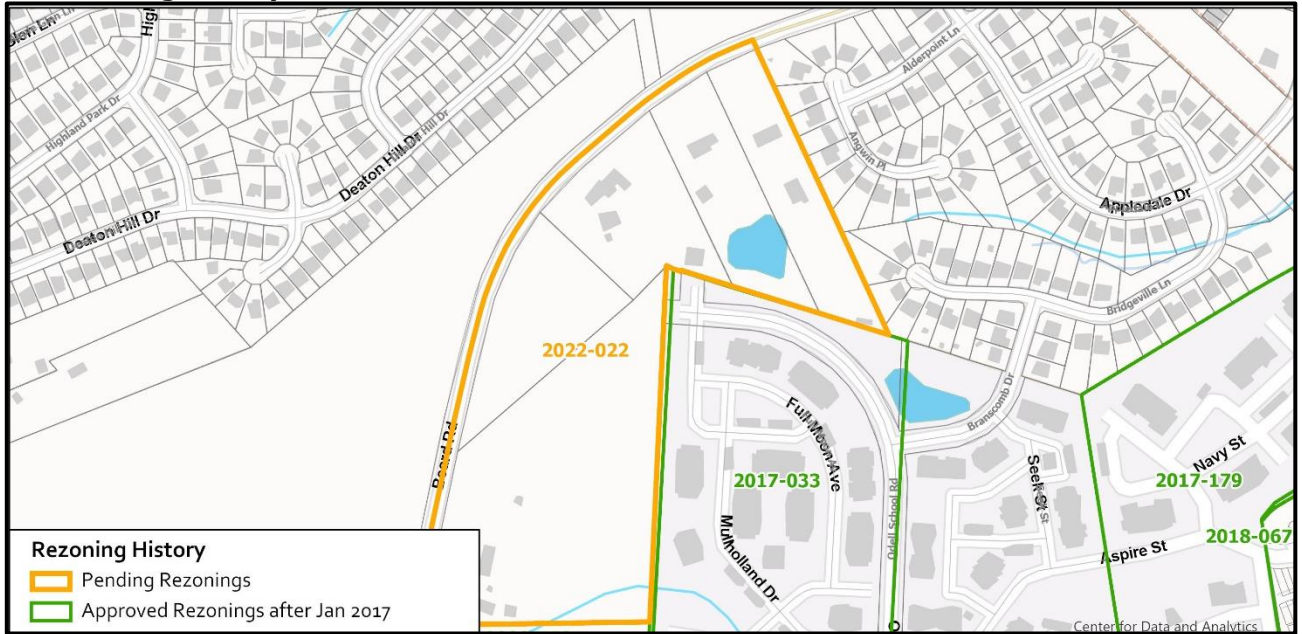


The property to the west along Beard Road is undeveloped.



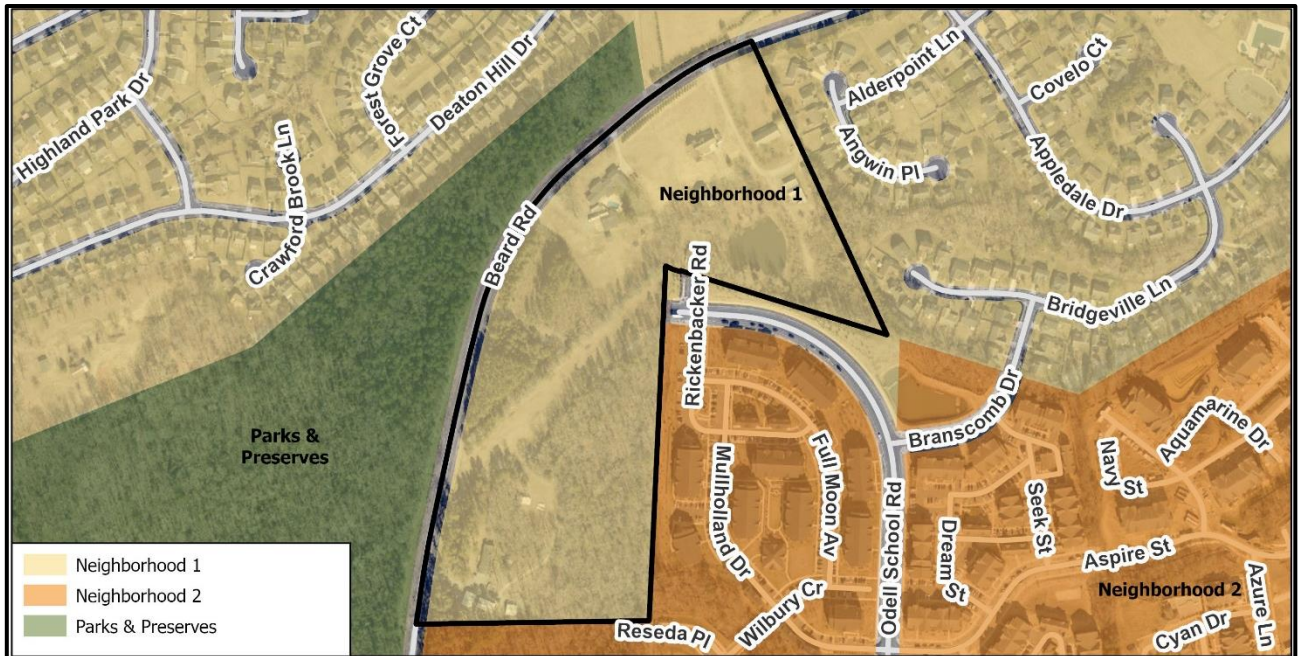
The property to the east along Odell School Road is developed with multi-family apartments.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-033	Site plan amendment to allow the modification of a conditional site plan note to allow the development of a vacant parcel in the King's Grant area with 322 multi-family units.	Approved
2017-179	Rezoned 19.52 acres to allow up to 234 multi-family residential dwelling units.	Approved
2018-067	Rezoned 18.06 acres to allow up to 186 townhouse units.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Beard Road, a State-maintained major collector. 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. CDOT has coordinated with the developer to provide the extension of Odell School Road, a public collector road, through the site to provide connectivity to Beard Road. CDOT has also coordinated with the petitioner to provide 8ft sidewalk and planting strip along all public road frontages. All outstanding CDOT issues have been addressed.
- **Active Projects:**
- N/A

- **Transportation Considerations**

- ~~See Outstanding Issues, Notes 1-6~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family dwelling unit).

Entitlement: 815 trips per day (based on 79 dwelling units).

Proposed Zoning: 2,400 trips per day (based on 110 single family dwelling units and 347 multi-family dwelling 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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 23 students, while the development allowed under the proposed zoning may produce 63 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 40 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mallard Creek Elementary from 76% to 81%.
    - Ridge Road Middle from 115% to 117%.
    - Mallard Creek High from 122% to 123%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Beard Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Beard 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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**

Transportation

1. ~~Revise site plan and conditional note(s) to label and dimension the right-of-way on Odell School Road and Rickenbacker Road.~~ Addressed
2. ~~Per RZP 2017-033 Odell School Road was installed as a public street. CDOT requests the extension of this street to be public.~~ Addressed
3. ~~Revise site plan and conditional note(s) to show Rickenbacker Road and the extension of Odell School Road as public streets. Per coordination with NCDOT, the petitioner will need to petition NCDOT to take over Odell School Road from Branscomb Drive to the City limits for the Odell School Road extension to become public.~~ Addressed
4. ~~Revise site plan and conditional note(s) to identify turn lane requirements on Beard Road at the site access points. The required storage lengths for the turn lanes shall be dimensioned. In~~

~~addition, a left turn lane with a minimum of 150 feet of storage should be installed on Beard Road at Rickenbacker Road per coordination with NCDOT. Addressed~~

- ~~5. Callout Proposed turn lanes. Turn lane commitments including required storage lengths should be added to the conditional notes. NCDOT is requiring a 175 foot left turn lane on Beard Road at Odell School Rd, and a right turn lane on Beard Road at Odell School Road. Addressed~~
- ~~6. Per coordination with NCDOT, verify the sight distance requirements are met for the proposed access points on Beard Road. Addressed~~

**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 # 2022-022

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.	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>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>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>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>N/A</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>N/A</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>N/A</p>