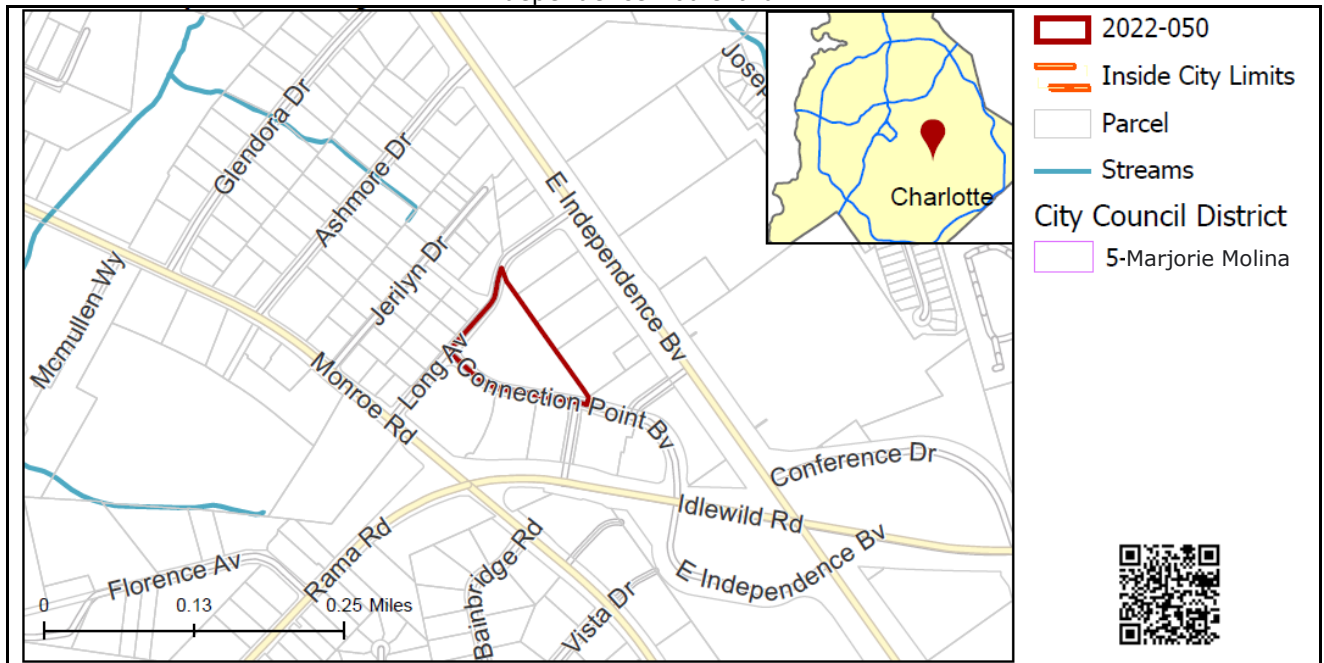


REQUEST

Current Zoning: MUDD-O, mixed use development, optional
Proposed Zoning: MUDD(CD), mixed use development, conditional

LOCATION

Approximately 2.94 acres located at the northeast intersection of Long Avenue and Connection Point Boulevard, west of East Independence Boulevard.



SUMMARY OF PETITION

The petition proposes to allow the development of the vacant parcel with either 270 multi-family dwelling units or 80 single family attached dwellings for a site in the MoRA area of southeast Charlotte.

PROPERTY OWNER

Eastside Connections JV, LLC

PETITIONER

Ascent Real Estate Capital, LLC

AGENT/REPRESENTATIVE

Bridget Grant / Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

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 which are areas intended for a mix of uses developed in a pedestrian friendly form.
- The site is in an area with a mix of uses and within walking distance to shopping and personal service uses.
- The previous rezonings established a mixed-use development for the site and surrounding parcels. The previously approve plan did not specify any residential component.
- The petition introduces a residential component to the development and increases housing options in the general area.

- Increases vehicular and pedestrian connectivity around the site by constructing a private street with public access easement connecting Connection Point Bv. to Long Av.
- Commits that if single family attached units are constructed they will be alley loaded.
- Maintains previously approved maximum building height of 65 ft.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Mintue Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

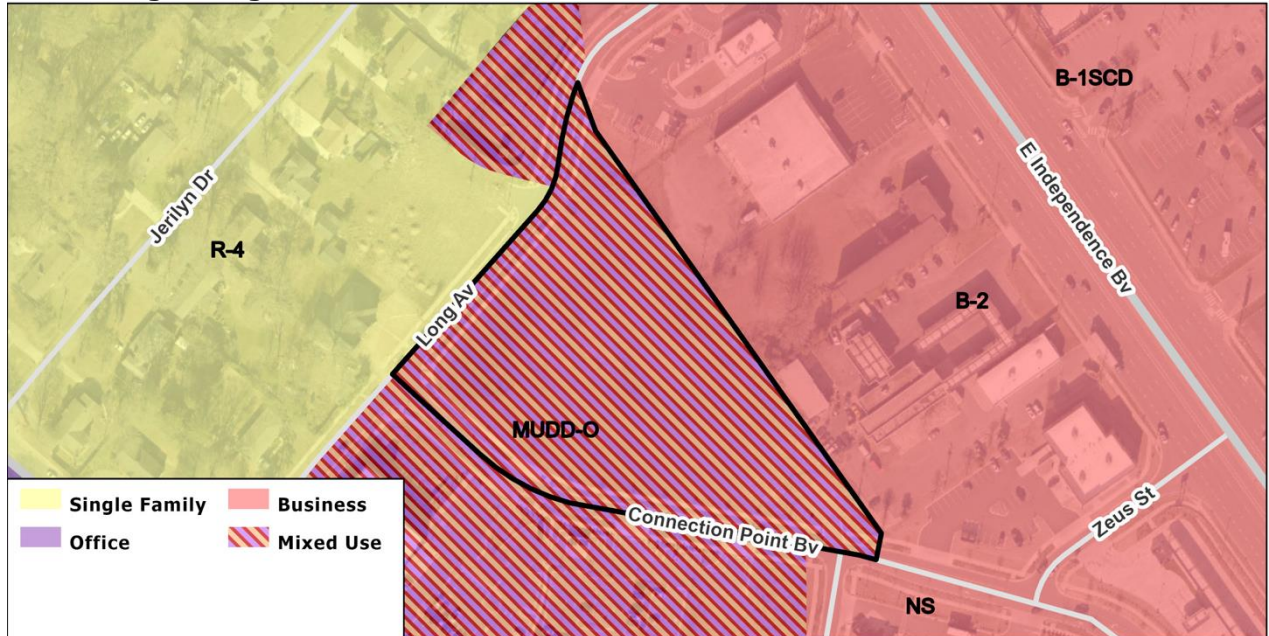
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 270 multi-family dwellings or 80 single family attached dwelling units.
- Maximum height of 65 ft for multi-family building and 52 ft for single family attached building.
- Constructs a proposed private street connector with public access easement from Connection Point Bv. at Zephyr Wind Way along the northern edge of the site to Long Av.
- Constructs an 8 ft planting strip and 6 ft sidewalk along the proposed private street.
- Vehicular access via driveway connections along Connection Point Bv. and new private street.
- Installs pedestrian curb ramps along site frontages.
- Minimum of 5 guest parking spaces on site or as on street spaces along the private street connector.
- Architectural design standards related to exterior building materials.
- Design standards for single family attached dwellings including all units shall be alley-loaded, pitched roofs, blank wall limits for corner and end units, raised entrances and maximum of 6 units per building.
- Design standards for multi-family development including limits on massing and required modulations, vertical bays and articulated facades, and recognizable architectural base.

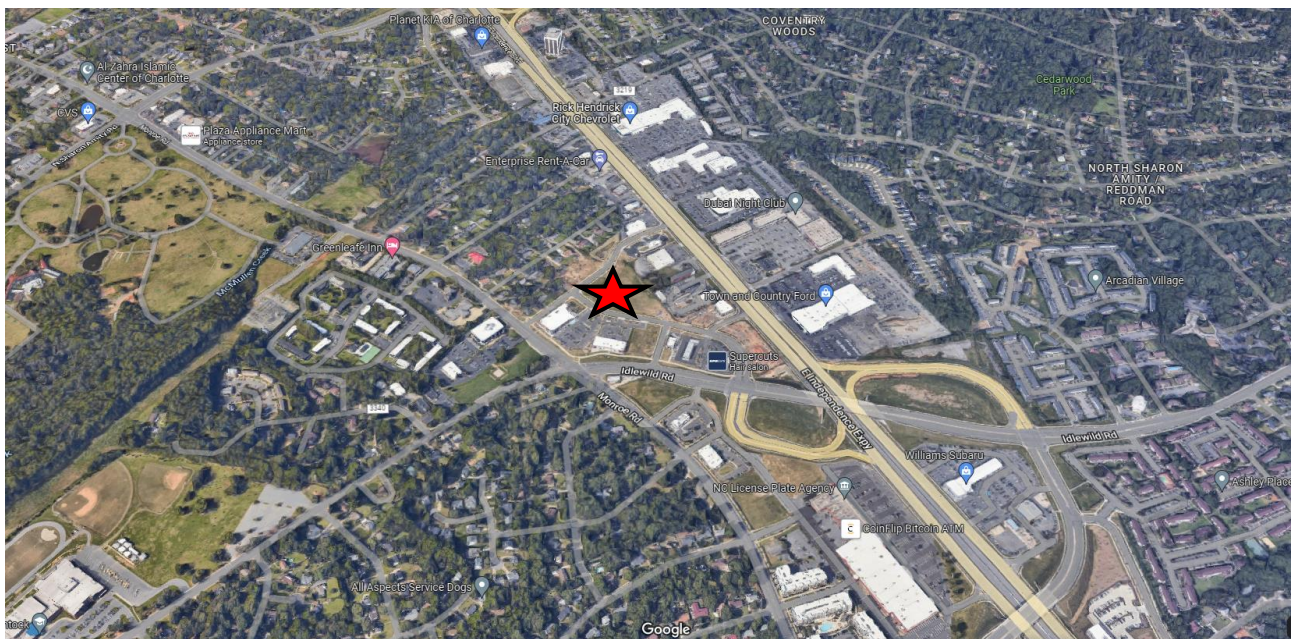
- Existing Zoning and Land Use**



The site is between R-4 (single family residential) to the west and a mix of commercial zoning to the north, east and south including MUDD-O, NS (neighborhood service), B-2 (general business) and B-1SCD (business shopping center).

Initially the site was rezoned by 2017-016 from O-1 to MUDD-O as part of a larger mixed use development plan. Then 2019-041 amended the 2017 rezoning and up to 83,000 sqft of uses permitted in the MUDD zoning district are allowed across MUDD zoned portions of the site. (approximately 37,423 sqft of which are constructed or in permitting)

Existing Zoning	Translated Zoning	Recommended Place Type
MUDD-O	NA, conditional zoning	Community Activity Center



This site (indicated by the red star above) is located in an area with a mix of uses. Nonresidential uses are generally located along Independence Bv. and Monroe Rd., multi-family residential is located along Monroe Rd. and single family residential uses are located in neighborhoods off Monroe Rd. and Rama Rd.



The site is currently vacant and was previously graded per the current zoning and development plan.



North of the site are commercial uses along Independence Bv.



East of the site are commercial uses along Independence Bv.

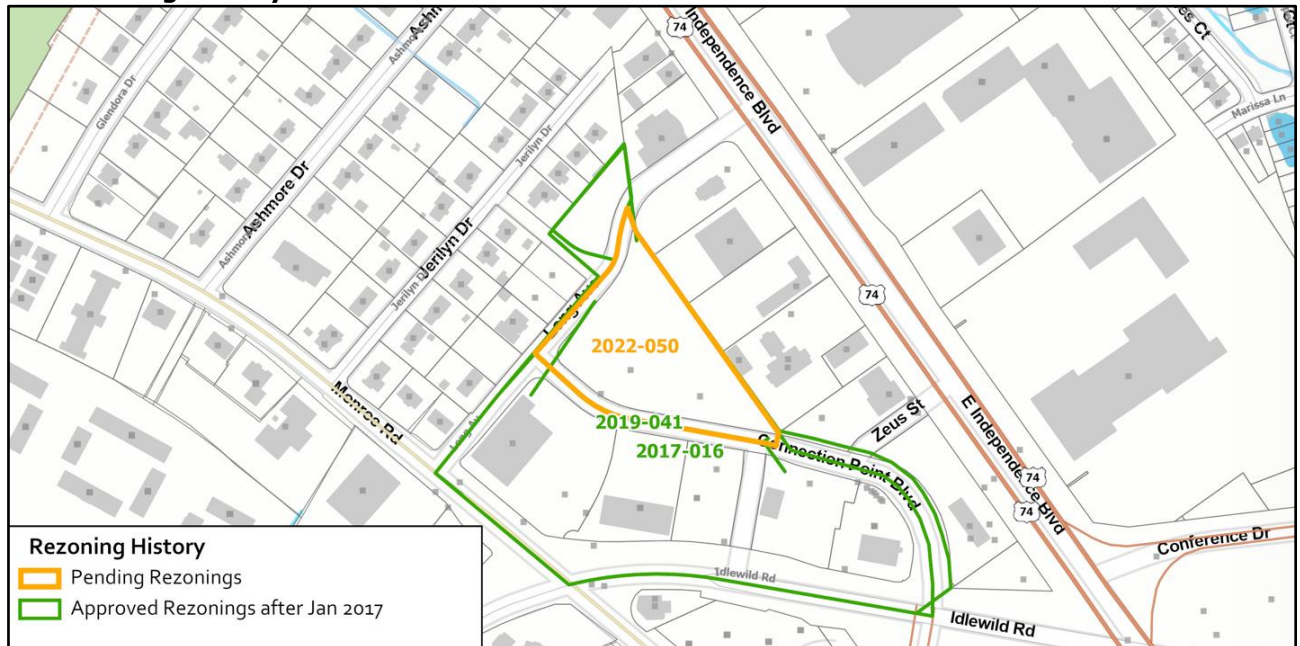


South of the site, across Connection Point Bv. is a grocery store and commercial uses constructed per the current zoning of the larger development plan.



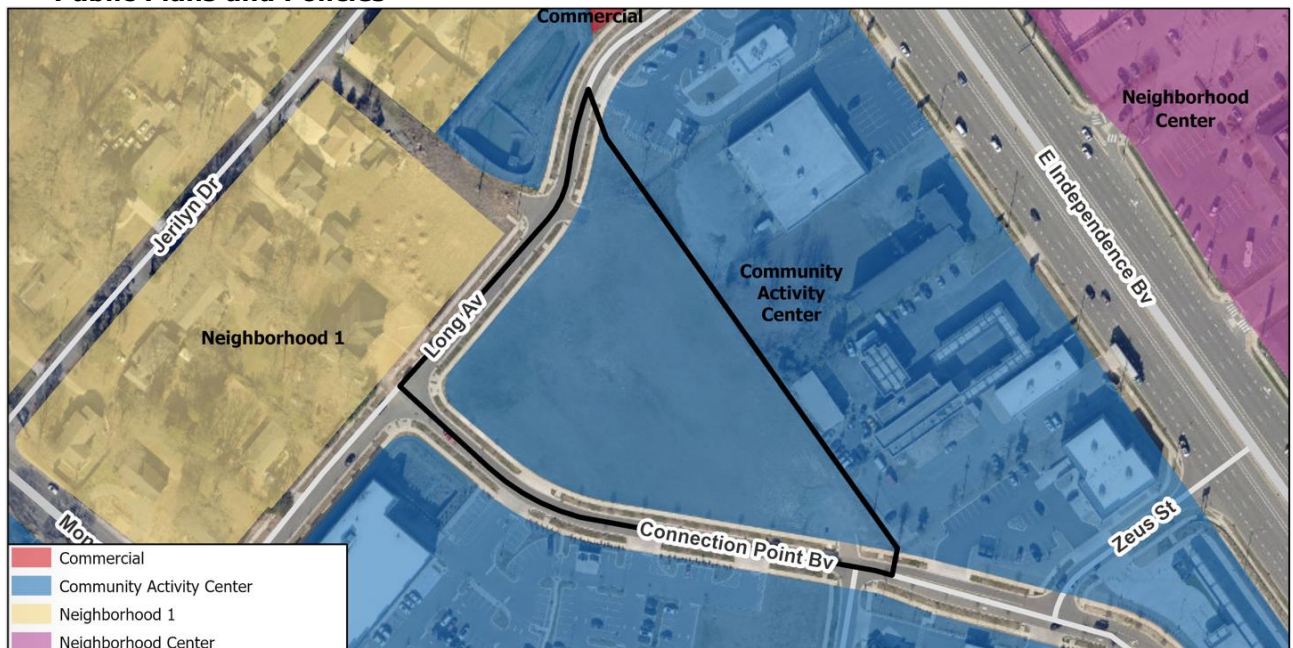
West of the site, across Long Av. are single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-016	13.18 acres (including subject parcel) from B-1(CD),B-2, O-1,O-2 & R-4 to MUDD-O & NS to allow a mixture of 12,000 sqft of commercial uses and 68,000 sqft of uses allowed in MUDD zoning	Approved
2019-041	13.18 acres (including subject parcel) from MUDD-O & NS to MUDD-O SPA & NS SPA for a mixture of 12,000 sqft of commercial uses and use allowed in MUDD zoning and increased the allowed square footage for MUDD uses from 68,000 sqft to 83,000 sqft.	Approved

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends Community Activity Center for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the northeast intersection of two city-maintained local roads, Long Avenue and Connection Point Boulevard, west of state-maintained East Independence Boulevard. A Traffic Impact Study (TIS) is not needed for this site. The development has coordinated to provide and label proposed right-of-way, on-street parking, curb ramps and easements in accordance with the City's ordinances and ADA law. CDOT has no outstanding issues
- **Active Projects:**
 - None
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,475 trips per day (based on 29,410 sqft of retail).
 - Proposed Zoning: 1,245 trips per day (based on 270 multi-family dwelling units).

DEPARTMENT COMMENTS

- **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 outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 86 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 86
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Rama Road Elementary from 94% to 101%
 - McClintock Middle from 129% to 131%
 - East Mecklenburg High from 101% to 102%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Long Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Long Ave. 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:** No outstanding issues.

Additional Information (department memos, site plans etc.) online at www.rezoning.org
Planner: John Kinley (704) 336-8311