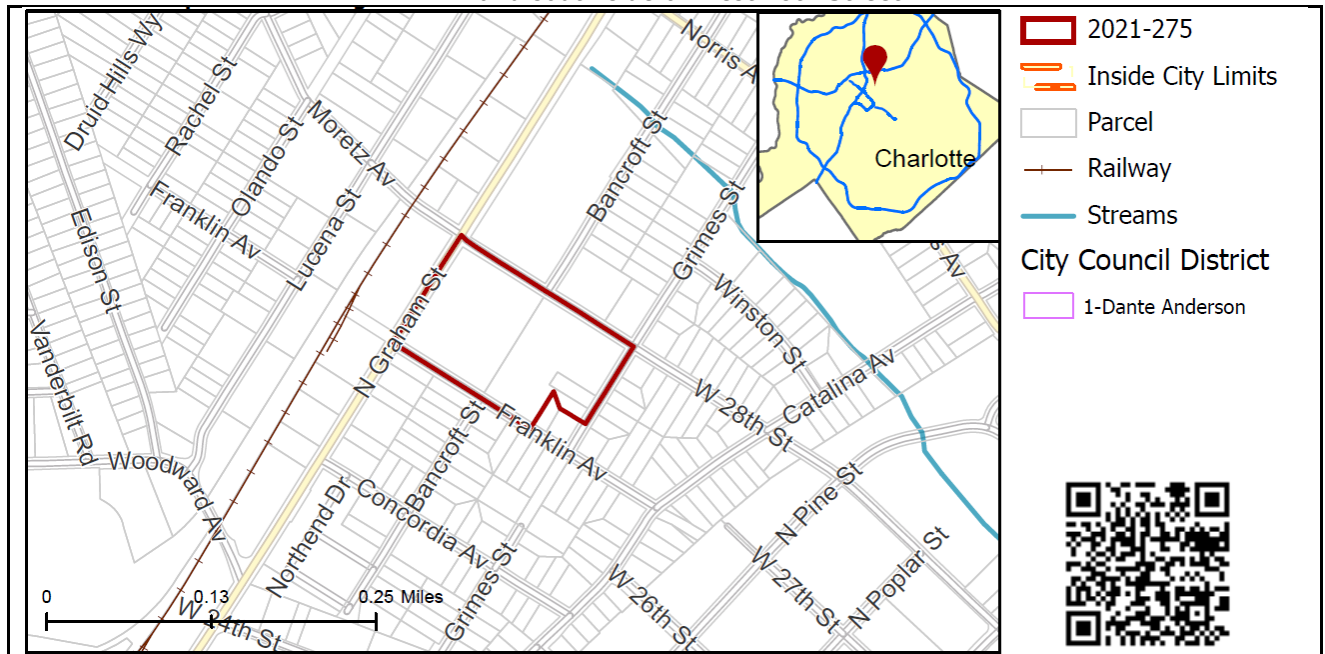


## REQUEST

Current Zoning: I-2 (general industrial) and R-5 (single family residential)  
Proposed Zoning: MUDD(CD) (mixed used development district, conditional)

## LOCATION

Approximately 7.54 acres located on the west side of Grimes Street, north side of Franklin Avenue, east side of North Graham Street, and south side of West 28th Street.



## SUMMARY OF PETITION

The petition proposes to develop a residential community of up to 370 multi-family dwelling units and up to 31 townhome units on a former industrial site.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Starnes Commercial & Starnes Residential  
Abacus Acquisitions, LLC  
Collin Brown, Alexander Ricks, PLLC.

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the with the *2040 Policy Map* recommendation for Neighborhood Activity Center on the northwest half of the site and **inconsistent** with the recommendation for Neighborhood 1 on the southeast half of the site.

### Rationale for Recommendation

- The petition adds to the variety of housing options in the area.
- The petition is appropriate and compatible to the existing single-family neighborhood uses along Grimes Street, Franklin Avenue, and Bancroft Street by proposing 3- & 4-unit townhomes, a less dense building form than the multifamily buildings along Graham Street and 28th Street.

- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition commits to building a 12-foot multi-use path and 8-foot planting strip along the site's frontage on Graham Street and an 8-foot sidewalk and 8-foot planting strip along all public street frontages as well as along both sides of the proposed future Bancroft Street.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Activity Center and Neighborhood 1 Place Types 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 370 multi-family units and up to 31 townhome units.
- Limits height to 65-feet for the multi-family units and 40-feet for the townhome units.
- Commits to building a 12-foot multi-use path and 8-foot planting strip along the site's frontage on Graham Street and an 8-foot sidewalk and 8-foot planting strip along all public street frontages as well as along both sides of the proposed future Bancroft Street.
- Commits to construct the extension of Bancroft Street.
- Installs a left turn lane on the westbound approach of West 28th Street at North Graham Street with 150 feet of storage.
- Upgrades the crossings and ramps at the northeast and southeast quadrants of the North Graham Street and West 28th Street intersection.
- Commits to building a Class C - 31.5-foot buffer with a berm or 6-foot fence between the existing 2 single family lots on the southeast corner of the site.
- Commits to providing amenity areas which may include a mix of hardscape and softscape, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.
- Architectural Details for Multi-family:
  - All principal and accessory buildings shall comprise a minimum of 30% of that building's entire façade facing such public street using brick, natural stone (or its synthetic equivalent), stucco.
  - Building sides greater than 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 10-foot wide and shall project or recess a minimum of 6-feet extending through at least a full floor.
  - Building elevations facing public streets shall not have blank wall expanses greater than 20-feet in all directions and architectural feature such as but not limited to banding, medallions or design features or materials provided to avoid a sterile, unarticulated blank treatment of such walls.
  - Ground floor transparency (measured 3-feet to 10-feet from finished grade) shall be a minimum of 60% and upper floor transparency (% wall area of story) shall be a minimum of 25%.
- Architectural Details for townhome units.
  - No garages or individual driveways of townhome units shall be directly accessed via public streets.
  - Usable porches or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
  - Corner/end units fronting public streets shall have enhanced side elevations with a front or rear stoop and/or porch or otherwise provide windows or other architectural details to limit the maximum blank wall expanse to 10-feet on each level of the unit. If a porch is utilized, it may be located on the second story of such unit.



- Existing Zoning and Land Use**



- Surrounding land uses include single family homes, industrial, distribution and commercial land uses.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (manufacturing & logistics)	NC (neighborhood center)
Existing Zoning	Translated Zoning	Recommended Place Type
R-5 (single family residential)	N1-C (neighborhood 1)	NC (neighborhood center)



The subject property denoted with a red star.





The property to the north along West 28<sup>th</sup> Street is a distribution center.

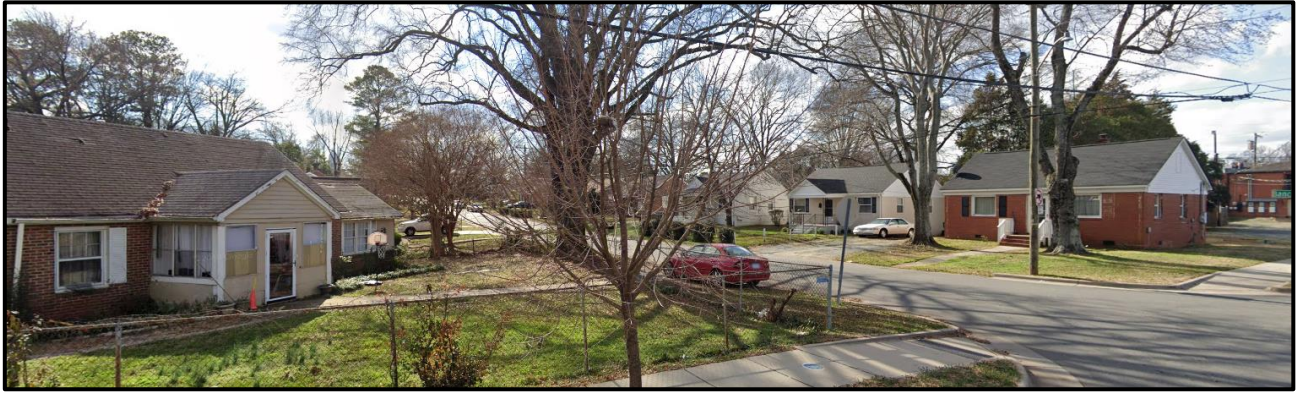


The property to the west along North Graham Street is a manufacturing/distribution facility.



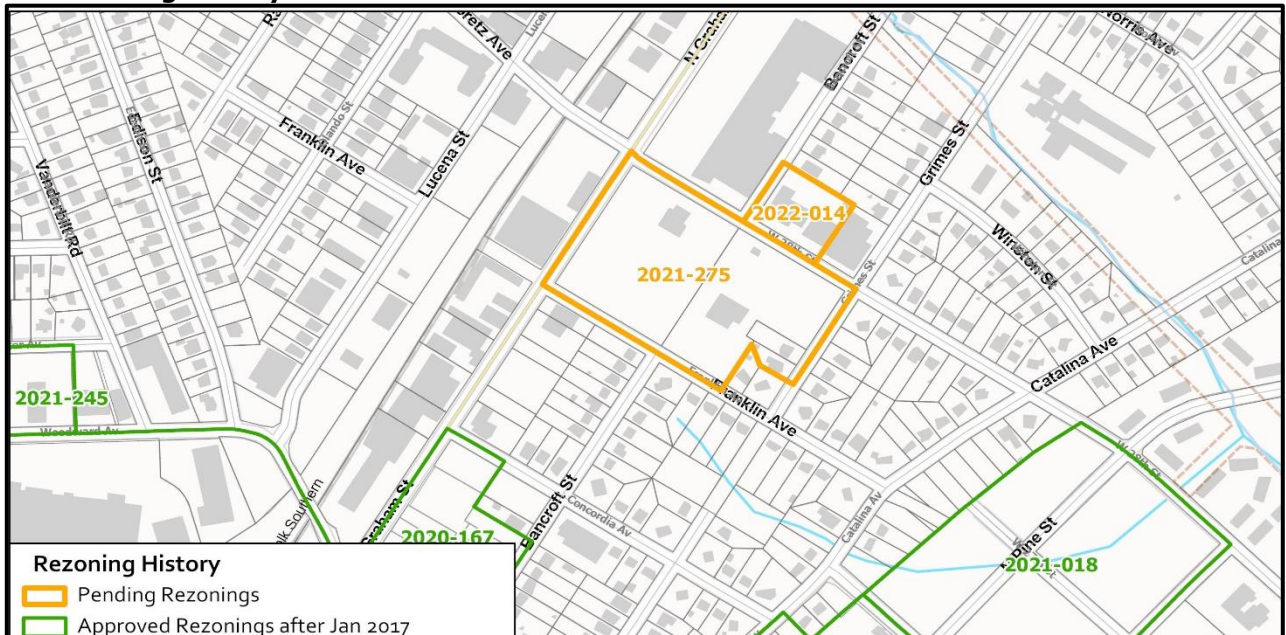
The property to the east along Grimes Street is developed with single family homes.





The property to the south along Franklin Avenue is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-167	Rezoned 3.08 acres to allow up to 69 townhome units.	Approved
2021-018	Rezoned 10.81 acres to allow up to 323 residential dwelling units consisting of single family detached, single family attached, and multi-family residential dwellings.	Approved
2021-245	Rezoned 19 acres to allow up to 288 multi-family dwellings.	Approved
2022-014	Seeks to rezone 1.08 acres to allow a fire station.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood Center Place Type on the northwest half of the site and the Neighborhood 1 Place Type on the southeast half of the site.

- **TRANSPORTATION SUMMARY**

- The petition is bounded by Graham Street, a state-maintained major thoroughfare, 28th Street, a city-maintained major collector, Grimes Street, a city-maintained local street, and Franklin Avenue, a city-maintained local street. A Traffic Impact Study (TIS) is needed for this site due to the site generating more than 2,500 vehicle trips per day. CDOT has reviewed and approved the Traffic Impact Study. CDOT has coordinated with the petitioner to provide a 12-foot multi-use path on Graham Street, and 8-foot sidewalk along all other public road frontages. CDOT has no outstanding issues.
- Active Projects:
  - The Henry Apartments (SDRMF-2021-00109)
    - 325 apartments within 11 buildings and associated surface parking
    - Located at 28th Street and Pine Street
    - Approved 08/13/2021

- **Transportation Considerations**

○ ~~See Outstanding Issues, Note 1-2~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 single family dwelling units).

Entitlement: 405 trips per day (based on 37 single family dwelling units).

Proposed Zoning: 2,635 trips per day (based on 31 townhome units and 370 multi-family dwelling units).

## DEPARTMENT COMMENTS

- **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:** Development allowed with the existing zoning could generate 1 student, while development allowed with the proposed zoning may produce 70 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 69 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:



- Druid Hills Pre-K-8 from 74% to 85%.
- West Charlotte High from 98% to 99%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along N. Graham Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N. Graham Street. 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. ~~All deficient ramps should be upgraded to ADA/PROWAG standard ramps.~~ Addressed
2. ~~Install observation camera at North Graham Street and West 28<sup>th</sup> Street.~~ Addressed

**See Additional Information (department memos, site plans, etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225