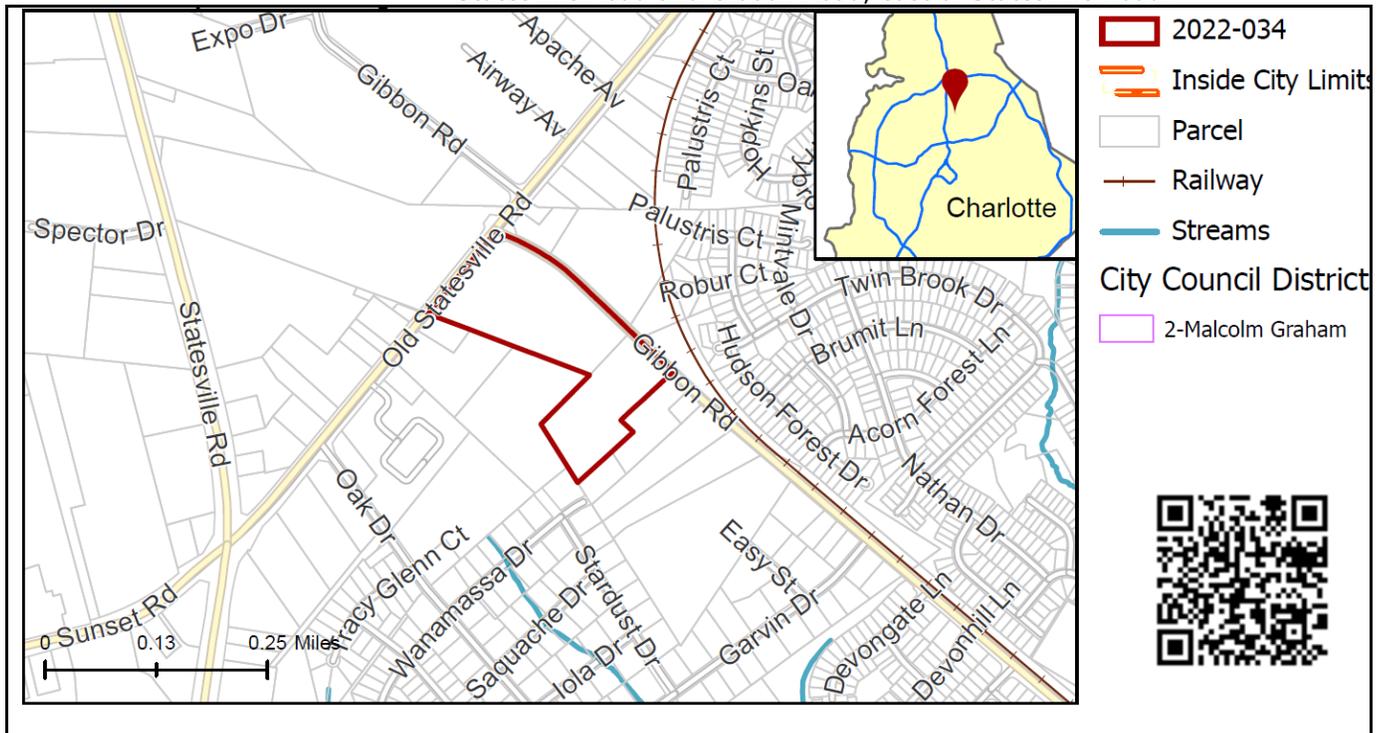


REQUEST

Current Zoning: R-3 (single family residential) and I-2(CD) (general industrial, conditional)
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 17.32 acres located at the southwest intersection of Old Statesville Road and Gibbon Road, east of Statesville Road.



SUMMARY OF PETITION

The petition proposes a residential community of up to 208 multi-family dwelling units and up to 32 townhome dwelling units for a total of 240 units.

PROPERTY OWNER

KSS Charlotte, LLC

PETITIONER

Roers Companies

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 upon resolution of outstanding issues related to transportation and site design.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Commercial and Neighborhood 1 Place Types.

Rationale for Recommendation

- This petition increases the variety of housing in the area along Old Statesville Road.
- The petition helps to conform this site to the surrounding residential land uses, and acts as a better transition from the more intense commercial and industrial land uses and building form along Old Statesville Road and Gibbon Road.

- The petition reserves space for the Mecklenburg County easement for future Seam Trail.
- This petition will contribute a 12-foot multi-use path and 8-foot planting strip along Gibbon Road and Old Statesville Road, as well as 8-foot planting strip and 8-foot sidewalk on the internal private street network.
- The petition commits to an open space with landscaping, seating areas and hardscape elements.
- This petition commits to enhanced building design features such as usable porches and/or stoops where possible.
- The petition calls for a 50-foot class C buffer between the site and adjacent single-family neighborhood.
- 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 Commercial and Neighborhood 1 Place Types to the Neighborhood 2 Place Type for the site.

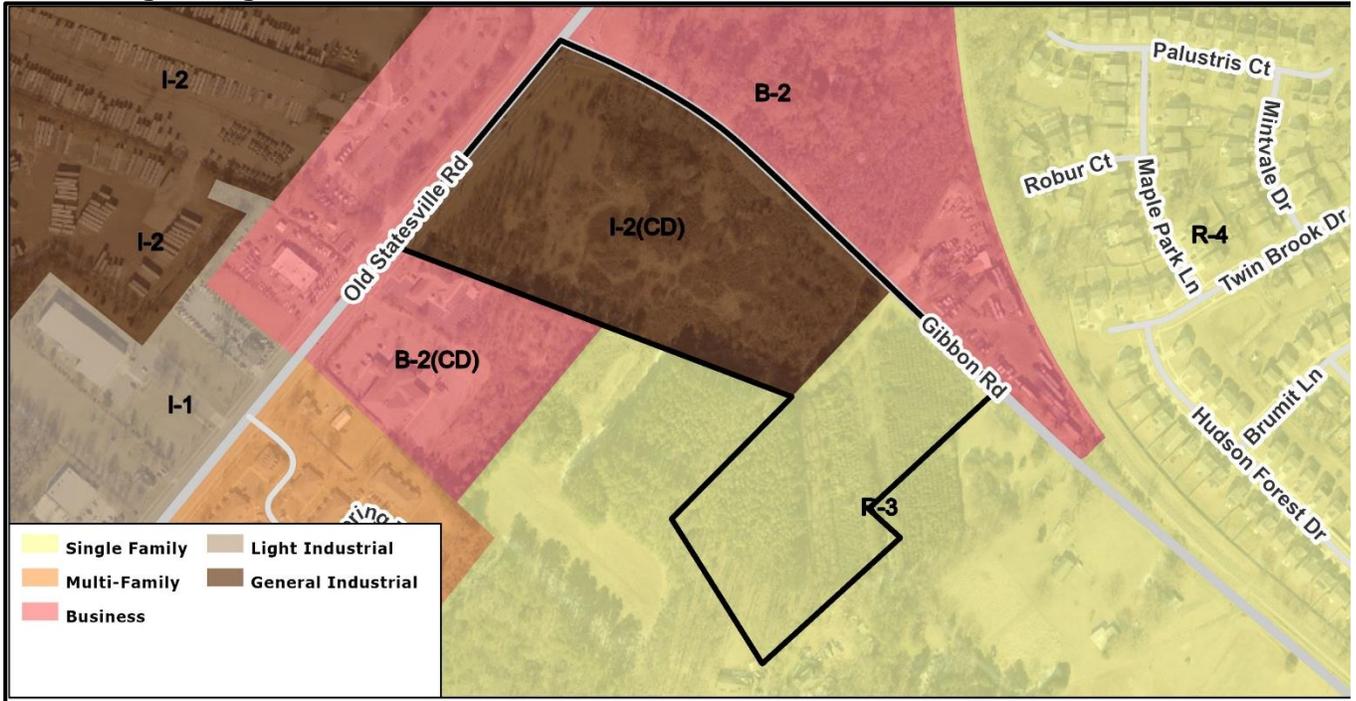
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 208 multi-family units and 32 townhouse style units for a total of 240 residential units.
- Access to the site will be from Old Statesville Road and Gibbon Road.
- Provides a 12-foot multi-use path and an 8-foot planting strip along Gibbon Road and Old Statesville Road.
- Provides an 8-foot sidewalk and an 8-foot planting strip along Public Street A and B.
- Reserves space for the Mecklenburg County easement for future Seam Trail.
- Provides a 50-foot class C buffer between the site and adjacent single-family neighborhood.
- Commits to an open space with landscaping, seating areas and hardscape elements
- Provides multi-family and townhome architectural standards including building materials

• **Existing Zoning**



- The surrounding land uses include single family, commercial, retail, industrial, and warehouse uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1-A)	N1 (neighborhood 1)
I-2(CD) (general industrial, conditional)	I-2(CD) (general industrial, conditional)	Commercial



The subject property is denoted by a red star.



The properties to the south along Old Statesville Road include multi-family and commercial uses.



The property to the north across Gibbon Road is vacant.

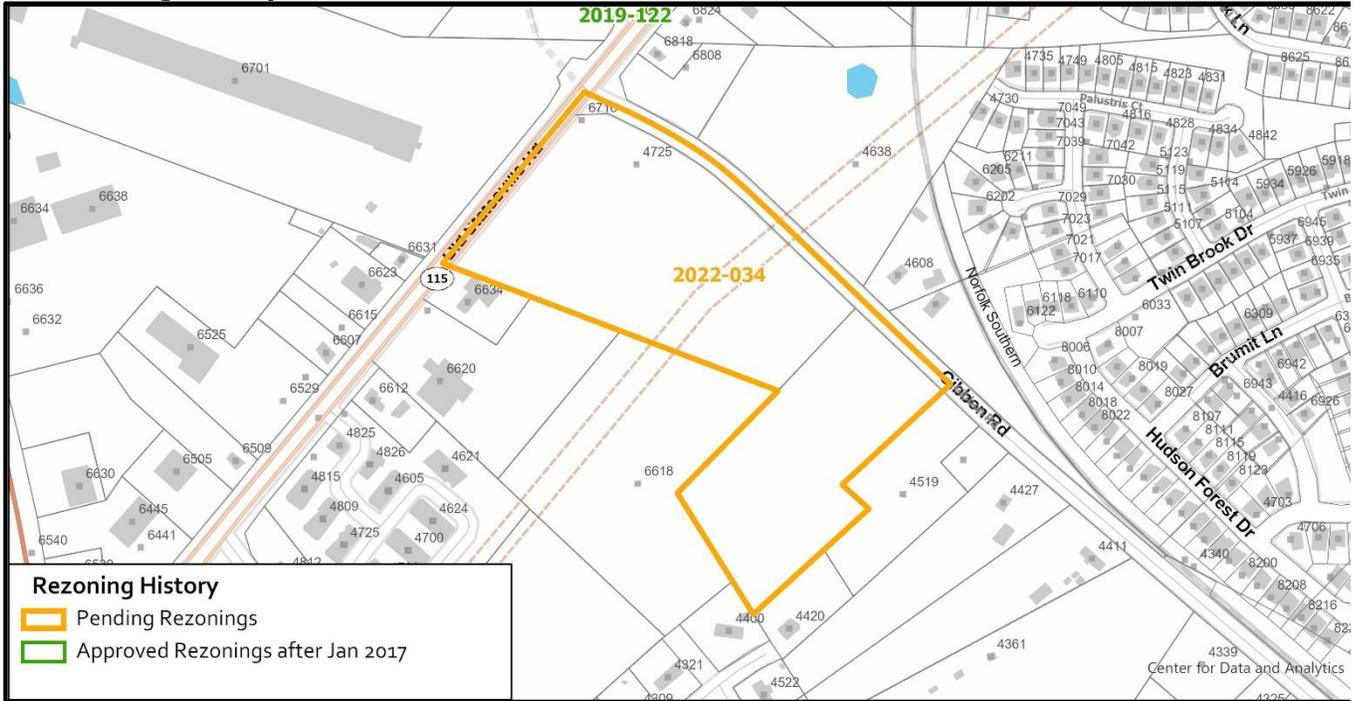


The property to the south along Gibbon Road is developed with large lot residential.



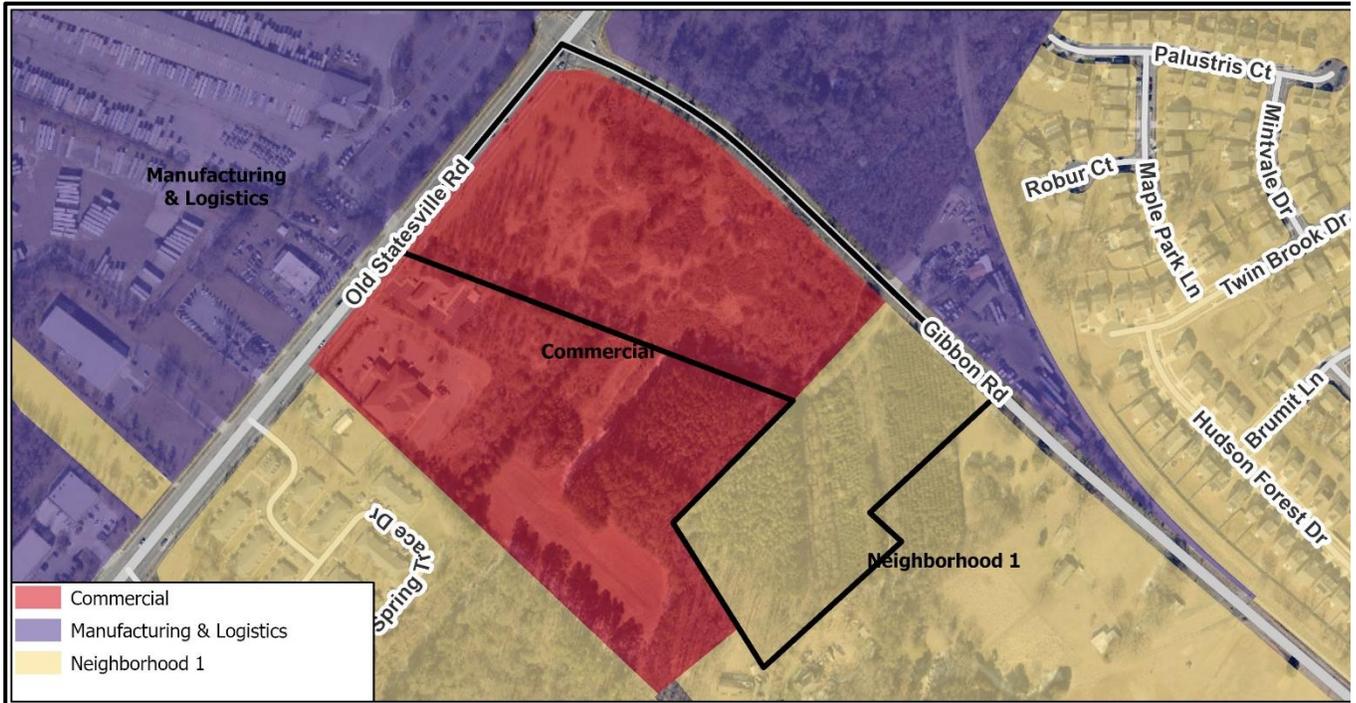
The property to the north along Old Statesville Road is developed with warehouse and distribution uses.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-122	Rezoned 39.7 acres to allow all uses permitted in the I-1 (light industrial) district.	Approved

Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Commercial and Neighborhood 1 Place Types.

TRANSPORTATION SUMMARY

- The site is located on a State-maintained, major thoroughfare Old Statesville Road and a City-maintained, minor thoroughfare Gibbon Road. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements including, but not limited to labeling the primary internal streets as public roads, providing a 100-foot driveway stem on the Old Statesville Road, and committing to installing a right turn lane with 100-feet of storage on Old Statesville Road with updated labeling and conditional note. Further details are listed below

- **Active Projects:**
 - None
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-6
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,005 trips per day (based on 18 single family dwelling units and 497,597 square-feet of industrial uses.).
 - Proposed Zoning: 1,605 trips per day (based on 208 multi-family dwelling units and 32 single family attached 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 17 students, while development allowed with the proposed zoning may produce 28 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 11 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Winding Springs Elementary from 125% to 128%.
 - James Martin Middle from remains at 67%.
 - North Mecklenburg High from remains at 110%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Gibbon Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Statesville Road. 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:** See Outstanding Issues, Note 8
- **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 to label proposed public streets as public.
2. Label proposed right turn lane on Old Statesville Road and add conditional note committing to the turn lane construction.
3. Revise site plan by dimensioning the driveway stem on the plan sheet.
4. Revise site plan by showing proposed curb ramps on the corner of Old Statesville Road and Gibbon Road. Add conditional note committing to this improvement.
5. 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 or sidewalk utility easement set at 2' behind back of sidewalk where feasible.
6. Add conditional note "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."

Site and Building Design

7. Please provide a minimum square footage for the proposed Green Space.

8. Limit maximum building height to 65-feet for multi-family dwellings and 48-feet for townhome dwellings.
9. MCPR requests that the proposed Mecklenburg County Easement extend over the 71-foot access easement/road ROW.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225