

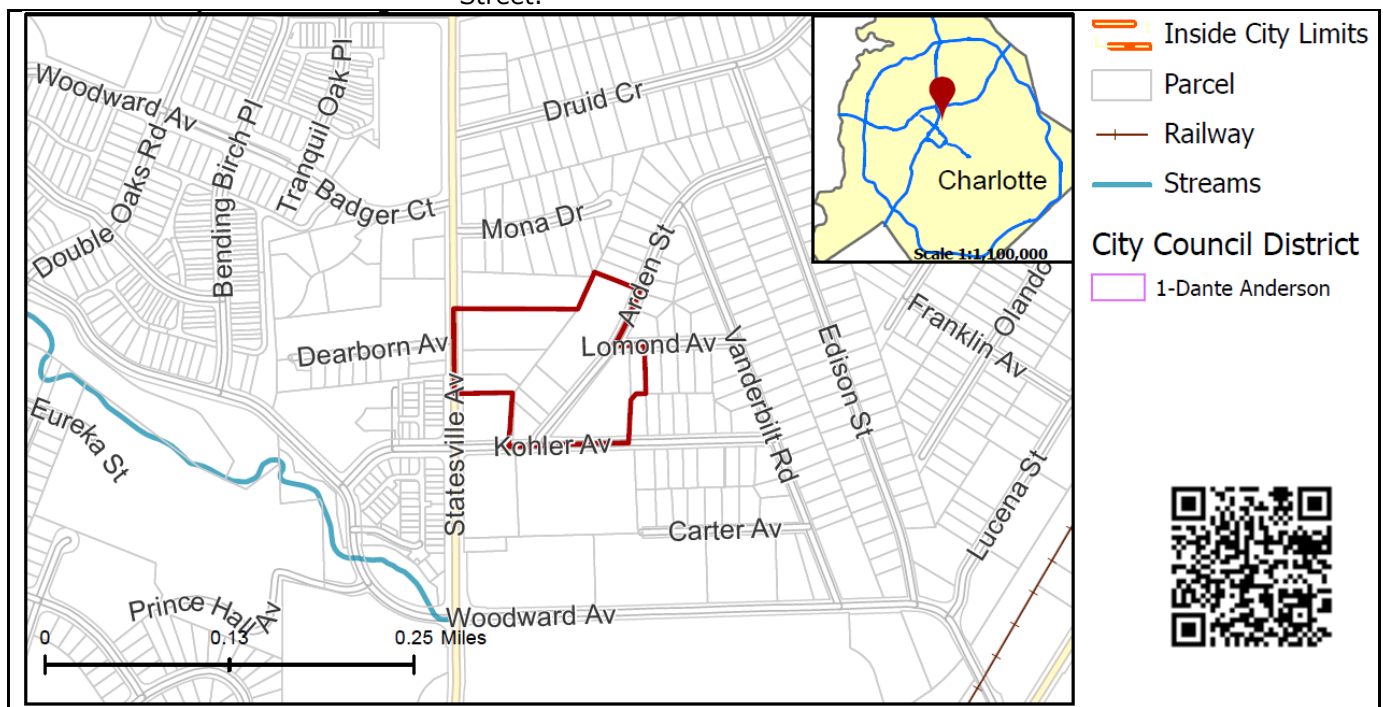
## REQUEST

Current Zoning: B-2 (general business), I-1(CD) (light industrial, conditional), R-5 (single family residential), R-22MF (multi-family residential)

Proposed Zoning: MUDD(CD) (mixed use development district, conditional)

## LOCATION

Approximately 5.38 acres located at the intersection of Arden Street and Kohler Avenue, east of Statesville Avenue, and west of North Graham Street.



## SUMMARY OF PETITION

The petition proposes a residential community of up to 375 multi-family dwelling units and 50 single family attached dwelling units.

## PROPERTY OWNER

MQC1, LLC

## PETITIONER

MQC1, LLC

## AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

## 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 recommended Neighborhood Center Place Type for the parcels along Statesville Avenue, but **inconsistent** with the recommended Neighborhood 1 Place Type for the parcels along Arden Street, Kohler Avenue and Lomond Avenue.

### Rationale for Recommendation

- This petition creates a good transition by buffering the more intense uses and building form along Statesville Ave from the established single-family neighborhood.

- This petition complements the growing development in the Statesville Corridor.
- This petition will contribute to housing access and variety along the Statesville Corridor.
- This petition is sensitive to the adjacent single-family neighborhood as building heights on parcels "B" and "C" limited to 48-feet.
- The petition commits to enhancing the streetscape environment by providing an 8-foot planting strip and 8-foot sidewalk along Statesville Avenue, Kohler Avenue, and Arden Street, and an 8-foot planting strip and 6-foot sidewalk along Lomond Avenue.
- 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 1 Place Type to Neighborhood Center Place Type for a portion of the site.

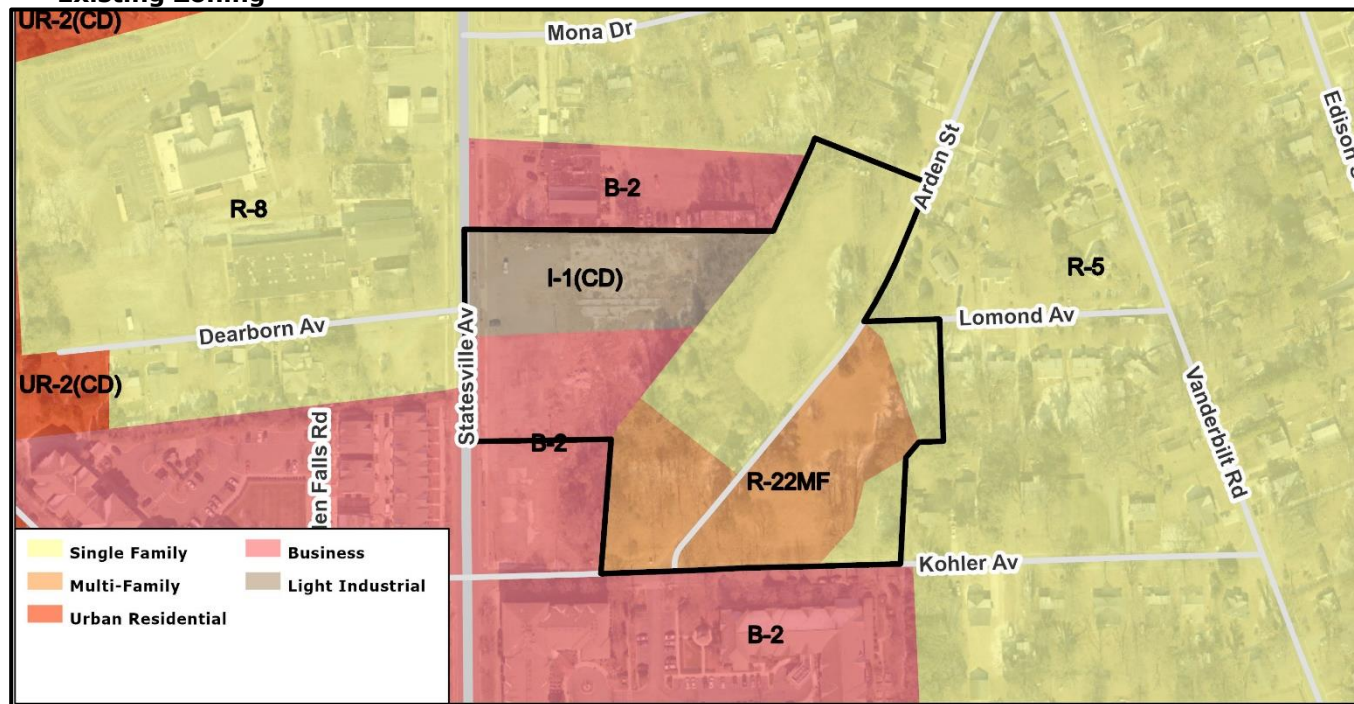
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 375 multi-family and 50 single family attached (townhouse style) dwelling units.
- Limits height to 75-feet for multi-family buildings and 48-feet for townhomes.
- Provides an 8-foot planting strip and 8-foot sidewalk along Statesville Avenue, Kohler Avenue, and Arden Street, and an 8-foot planting strip and 6-foot sidewalk along Lomond Avenue.
- Commits to realign Arden Street at Kohler Avenue.
- Commits to dedicate and convey all rights-of-way to the City.
- Provides a structured parking deck with façade screening.
- Provides multi-family and townhome architectural standards including building materials

- Existing Zoning**



- The surrounding land uses include single family, multi-family, religious institution, commercial and retail uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-5 (single family residential)	N1-C (neighborhood 1-C)	Neighborhood 1
R-22MF (multi-family residential)	N2-B (neighborhood 2-B)	Neighborhood 1
B-2 (general business)	GC (general commercial)	Neighborhood Center
I-1(CD) (light industrial, conditional)	N/A (conditional zonings do not translate)	Neighborhood Center





The subject property is denoted with a red star.



The property to the south along Kohler Avenue is developed with multi-family senior apartments.





The property to the west along Statesville Avenue is developed with a church and retail uses.



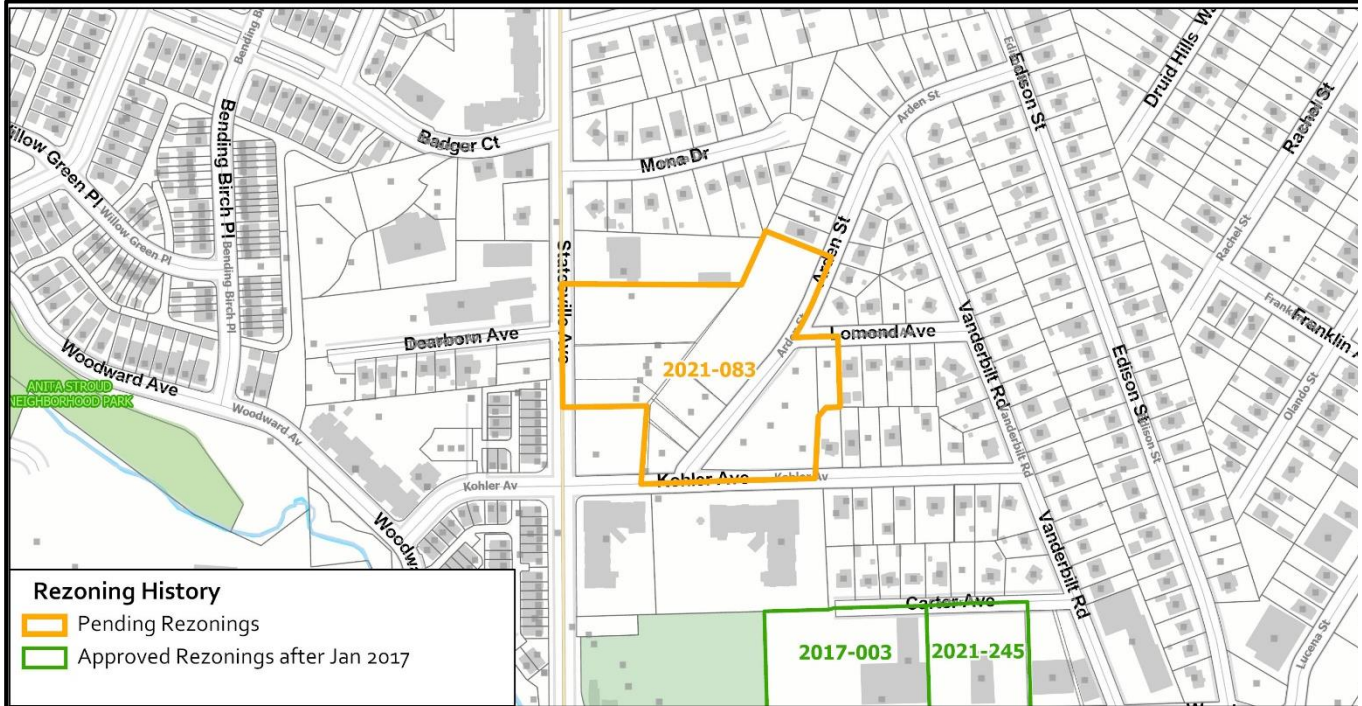
The property to the north along Statesville Avenue is developed with a funeral home.



The property to the east along Lomond Avenue is developed with single family homes.

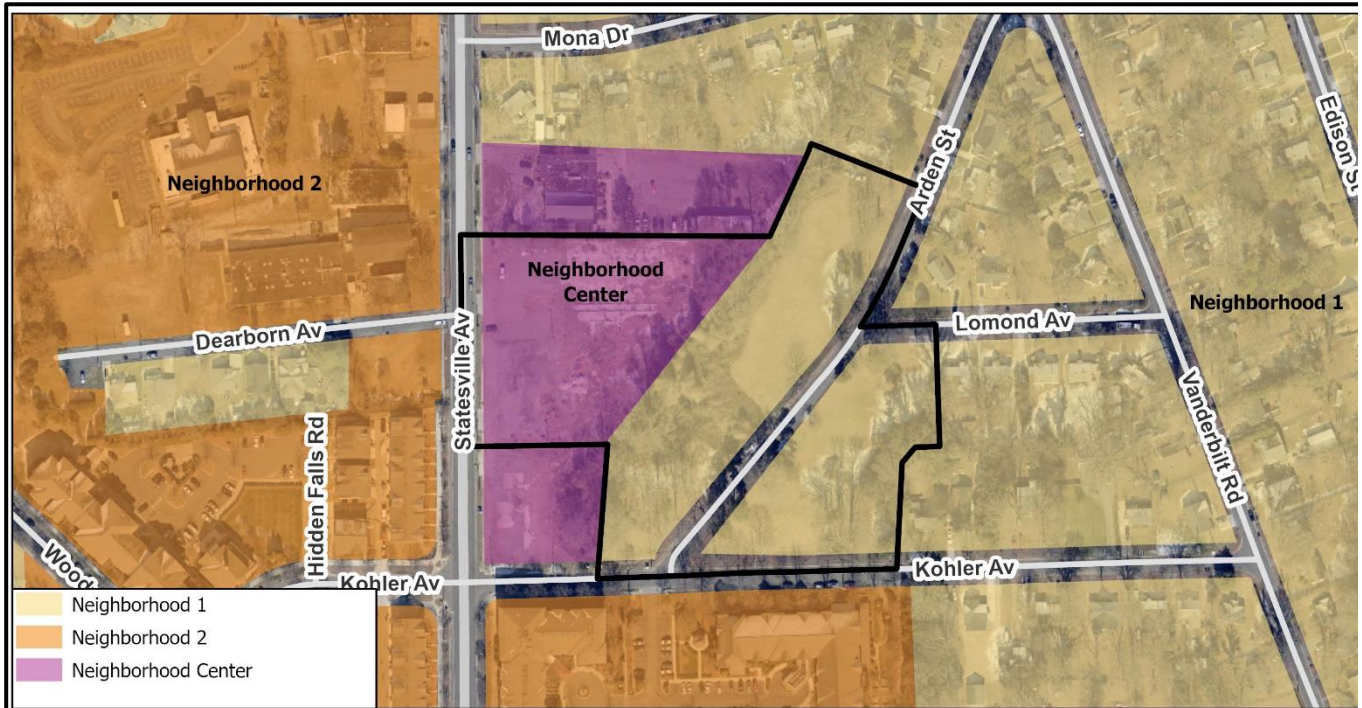


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-003	Rezoned 2.27 acres to allow a brewery, bakery, butcher shop and other uses allowed in the MUDD (mixed use development) district.	Approved
2021-245	Rezoned 1.44 acres to allow up to 36 townhome units.	Approved

### • Public Plans and Policies



The 2040 Policy Map (2022) recommends the Neighborhood Center place type for the parcels along Statesville Avenue but recommends Neighborhood 1 place type for the parcels along Arden Street, Kohler Avenue, and Lomond Avenue.

## • TRANSPORTATION SUMMARY

- The site is located adjacent to Statesville Avenue, a State-maintained major thoroughfare, Arden Street, a City-maintained local street, Lomond Avenue, a City-maintained local street, and Kohler Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for the site due to a reduction in the proposed density. There is an existing B-2 Zoning project at the corner of Statesville Avenue and Kohler Avenue, which also abuts this site. Site plan revisions are needed to meet ordinance requirements and addressing outstanding items including, but not limited to, labeling and dimensioning curb and gutter and sidewalk. Further details are listed below
- **Active Projects:**
- N/A
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-2
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 1,835 trips per day (based on 23,925 square-feet of warehouse, 12,450 square-feet of retail, 33 apartment units, 9 single family dwellings ).
    - Proposed Zoning: 2,075 trips per day (based on 375 apartment units and 50 townhouse 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 9 students, while development allowed with the proposed zoning may produce 71 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 62 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 6-inch water distribution main located along Arden Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Arden 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. Petitioner needs to label and dimension curb and gutter from the centerline for Kohler Avenue and Statesville Avenue.
2. Discrepancy in the site plan label and conditional notes for Statesville Avenue. Label shows 8-foot planting strip and 6-foot sidewalk. Conditional notes show 8-foot planting strip and 8-foot sidewalk. CDOT Streets Map shows Statesville Avenue having 8-foot planting strip and 8-foot sidewalk. Please make sure labels and conditional notes are consistent.
3. ~~Clearly label and dimension proposed planting strip and sidewalk along all public road frontages.~~  
**Addressed**
4. ~~Revise site plan to dimension the right-of-way from the centerline of each public road. Provide sidewalk utility easement if sidewalk is located outside of the right-of-way. Sidewalk utility easement to be provided at 2-feet from the back of sidewalk.~~ **Addressed**

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225