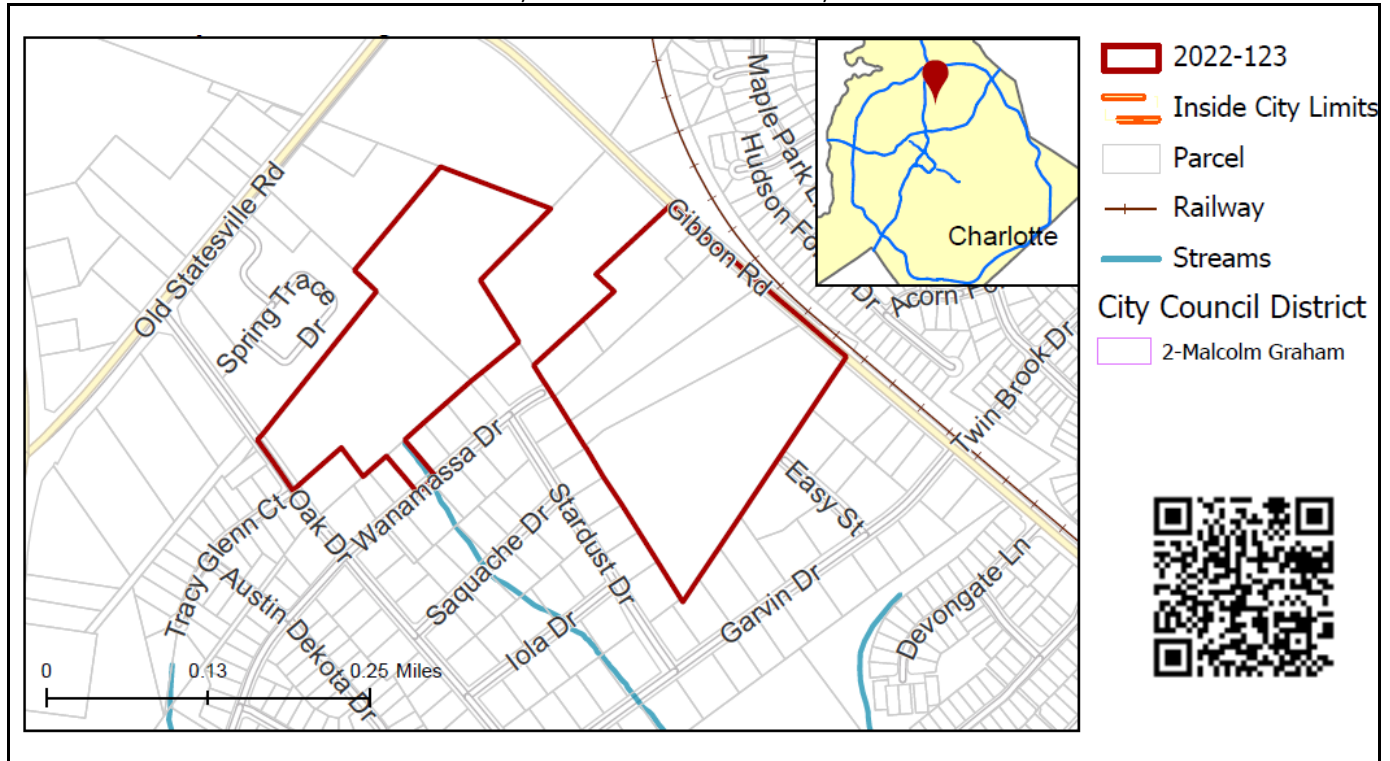


**REQUEST**

Current Zoning: R-3 (single family, residential)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 38.18 acres located along the southwest side of Gibbon Road, east of Statesville Road, and south of Old Statesville Road.



**SUMMARY OF PETITION**

The petition proposes to develop a residential community with up to 287 single family attached dwelling units together with accessory uses.

**PROPERTY OWNER**

Nathan Nichols

**PETITIONER**

Mungo Homes

**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: 31

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 and Commercial 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, as well as 8-foot planting strip and 6-foot sidewalk on the internal private street network.
- 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 the Neighborhood 1 and Commercial Place Types to the Neighborhood 2 Place Type for the site.

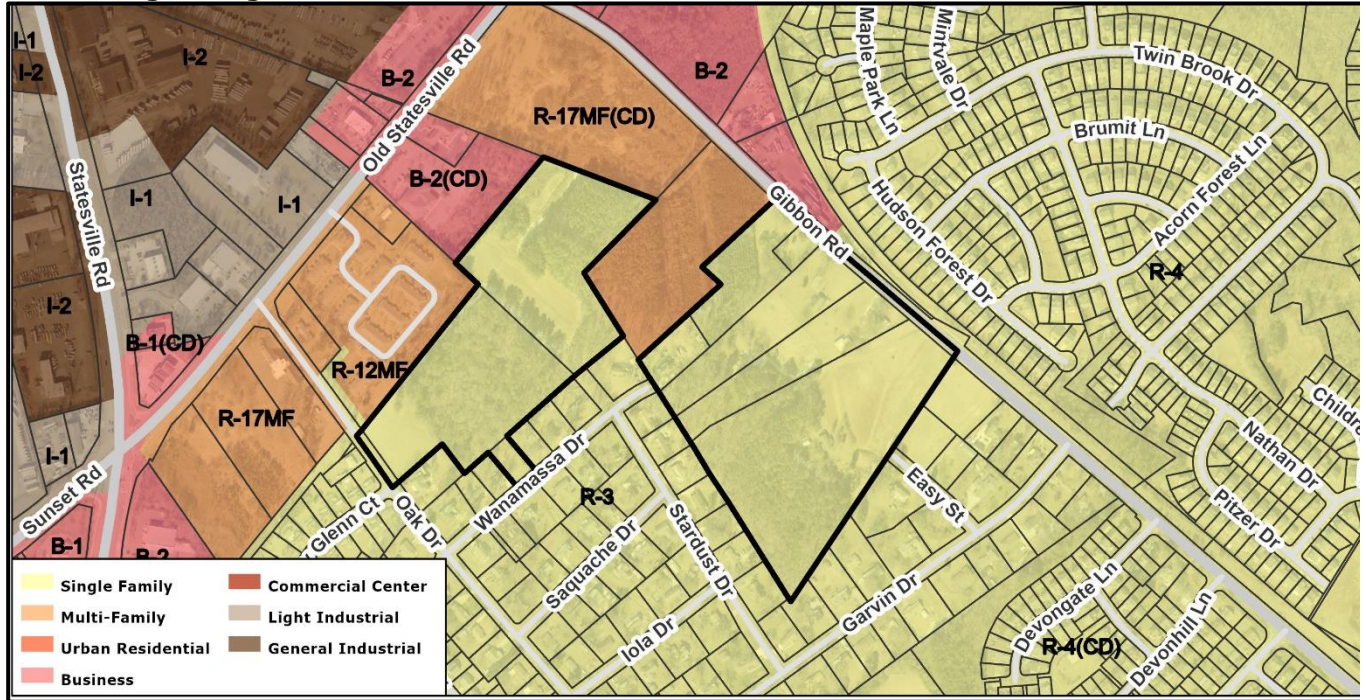
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

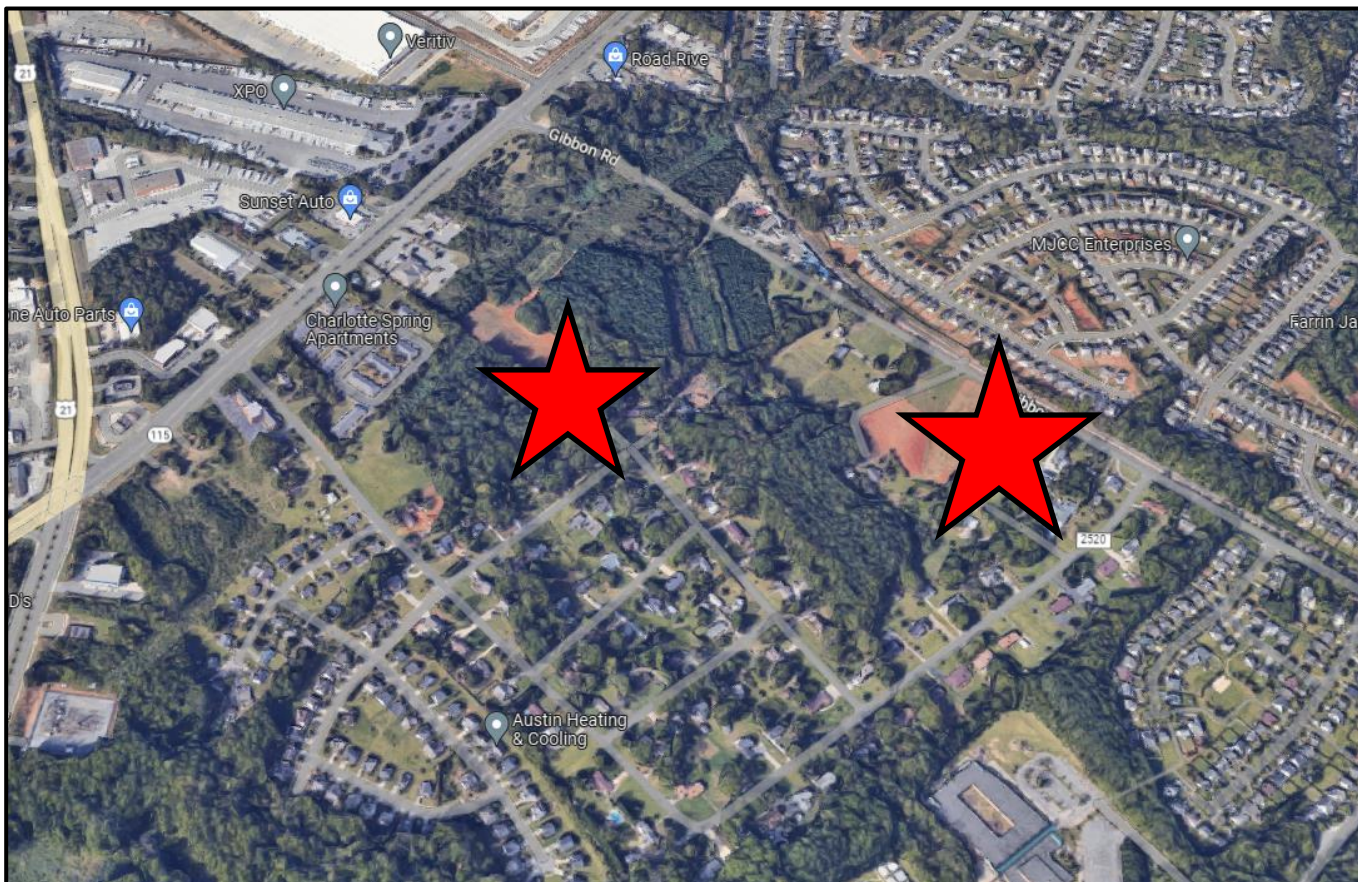
- Allows up to 287 single family attached dwelling units.
- Access to the site shall be from Gibbon Road, Oak Drive and Easy Street.
- Upgrades existing Easy Street to meet the CLDSM standard U-02.
- Dedicates 41-feet of right-of-way from the centerline of Gibbon Road
- Provides a 12-foot multi-use path and 8-foot planting strip along Gibbon Road, as well as 8-foot planting strip and 6-foot sidewalk on the internal private street network.
- Provides a 50-foot class C buffer between the site and adjacent single-family neighborhood.
- Dedicates and conveys a minimum of 60-foot easement along and adjacent to the Duke Power Co. Easement to Mecklenburg County for the future "Seam Trail".
- Detached lighting on the Site will be limited to 21-feet in height.
- Provides architectural standards including building materials.
- Open space shall include but not limited to specialty landscaping, pavers, dog park, seating, and/or gazebos.

- Existing Zoning**



- The site is currently zoned R-3 and is adjacent to recently approved rezoning 2022-034. The surrounding land uses include multi-family, 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)	Neighborhood 1 and Commercial



The subject properties are denoted with 2 red stars.



The property to the south along Stardust Drive is developed with single family homes.

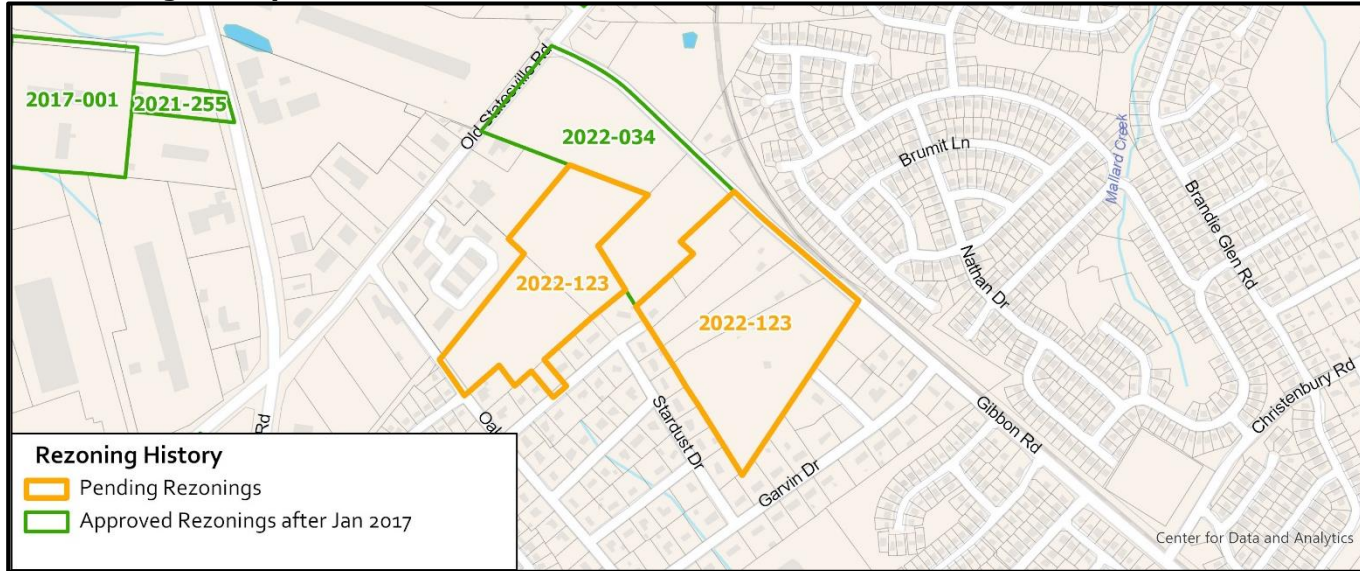


The property across Gibbon Road is developed with single family homes.



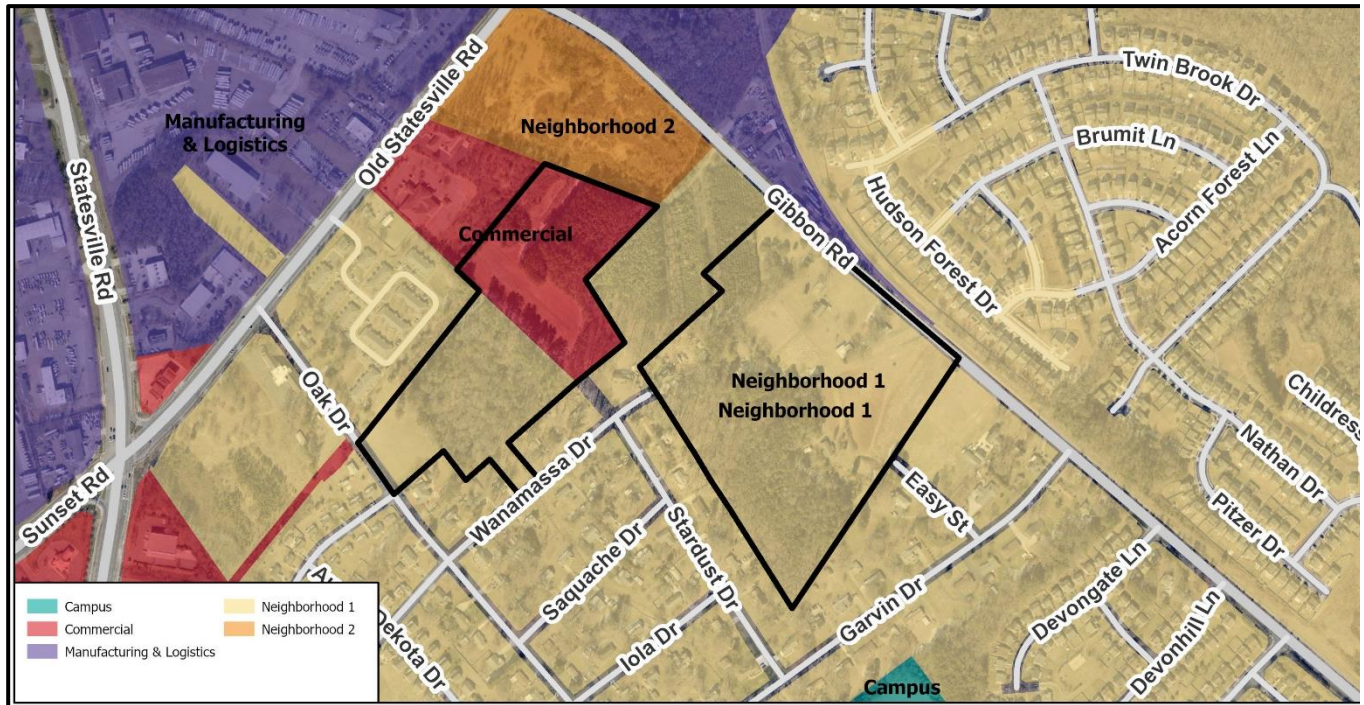
The property at Gibbon Road and Old Statesville Road is currently vacant.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-001	Rezoned 11.9 acres to allow all uses in the I-2 (general industrial) district.	Approved
2021-255	Rezoned 1.75 acres to allow redevelopment of a site in the Statesville Road industrial corridor with all uses permitted in the I-2 district.	Approved
2022-034	Rezoned 17.32 acres to allow up to 208 multi-family units and 32 townhouse style units.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained, minor thoroughfare, Gibbon Road. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to constructing a 6-foot sidewalk behind the planting strip, curb and gutter, and right-of-way dedication on Wanamassa Drive and Oak Drive. Further details are listed below.

- **Active Projects:** N/A

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-4.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 30 trips per day (based on 3 single family dwelling units).

Entitlement: 615 trips per day (based on 58 single family dwelling units).

Proposed Zoning: 2,140 trips per day (based on 287 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 Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 remains at 67%.
    - North Mecklenburg High 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 currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. 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. Oak Drive: Curb and gutter shall be placed along the entire site's frontage. Label and dimension the proposed curb line from the exiting centerline of the road.
2. Wanamassa Drive: Curb and gutter shall be placed along the entire site's frontage. Label and dimension the proposed curb line from the exiting centerline of the road.
3. Revise conditional note(s) to commit to dedicate 28-feet of right-of-way from the road centerline along Wanamassa Drive in coordination per CLDSM Local Residential Medium Street and 30-feet of right-of-way from the road centerline along Oak Drive in coordination per CLDSM Residential Collector. The site plan shall label and dimension the right-of-way from the road centerline.
4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip and 6-foot sidewalk along the site frontages on Oak Drive and Wanamassa Drive. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.

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

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