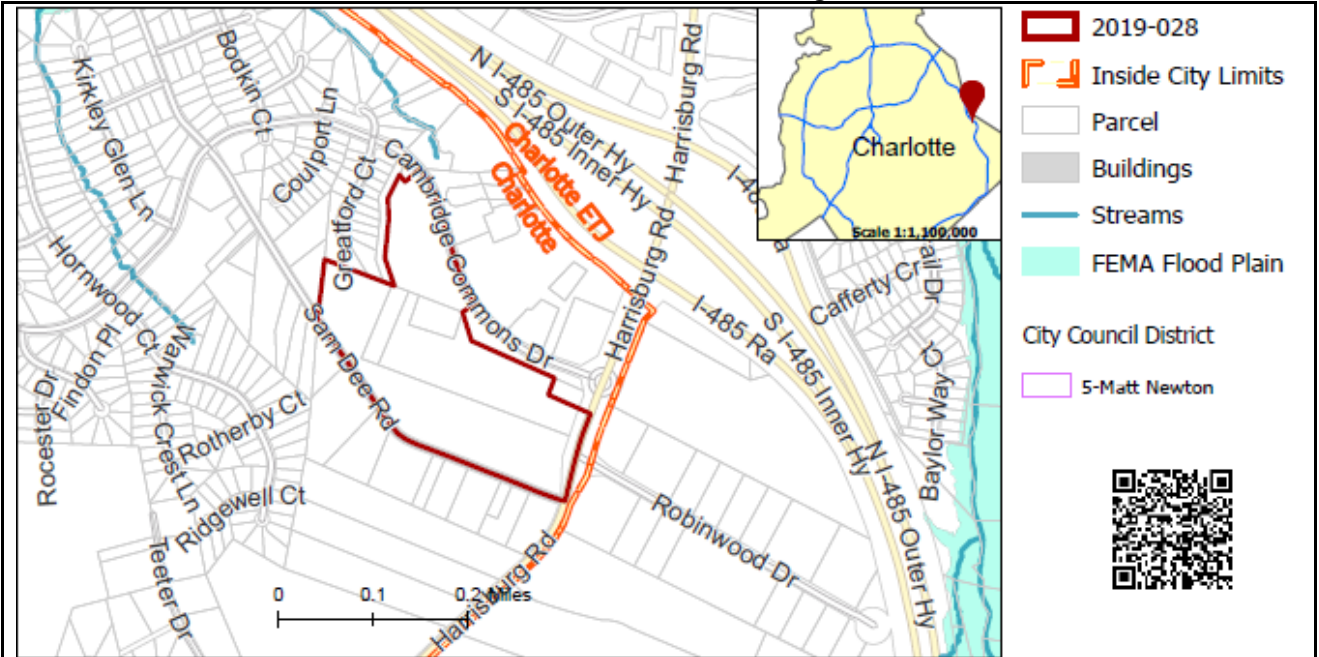


REQUEST

Current Zoning: R-3 and O-15(CD)
Proposed Zoning: R-12MF(CD) and R-12MF

LOCATION

Approximately 26.71 acres located on Harrisburg Road. between Sam Dee Road and Cambridge Commons Drive.



SUMMARY OF PETITION

The petition proposes to allow the development of 308 multi-family units on the site.

PROPERTY OWNER

Multiple Owners (see rezoning.org for full list)

PETITIONER

HHHunt

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 56

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Rocky River Area Plan*. The plan recommends residential up to 8 dwelling units per acre on a portion of the site, and office uses on the area of Cambridge Commons Drive and Greatford Court.

Rationale for Recommendation

- Evaluating the site as an overall master planned development, office (O-1 and O-2 zoning) as recommended in the Plan allows between 12-22 DUA, so considering the site as a whole, staff views the increase in density greater than 8 DUA appropriate on the overall site.
- The proposed development provides an appropriate street network that connects Sam Dee Road to Cambridge Commons Drive.

- The proposed development provides a 12-foot multi-use path and other pedestrian networks and amenities to integrate the site with surrounding uses and improve walkability.
- The project provides adequate buffering to adjacent uses to mitigate potential impacts.
- The project proposes road improvements to mitigate traffic impacts from the development.

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Area Plan*, from Residential up to 8 DUA and Office uses to residential at 12 DUA for the site.

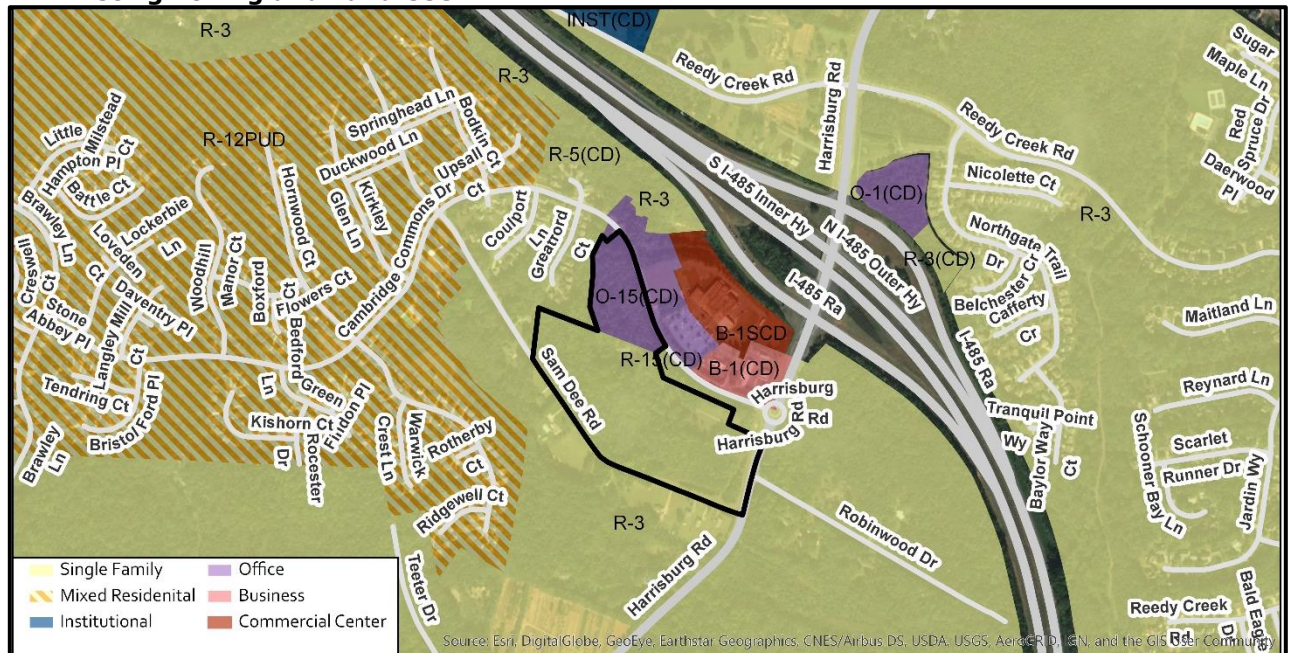
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 308 multi-family dwelling units, for a density of 11.5 dwellings per acre.
- Commitment to set aside 5% of the units constructed on the site as workforce housing units restricted to 80% of AMI for a minimum of 15 years.
- Maximum building height 3 stories; 48 feet.
- Street connection between Cambridge Commons and Sam Dee Road.
- Road improvements on Harrisburg Road to include a left-turn lane on to Sam Dee Road.
- Pedestrian Improvements to include a 12-foot multi-use path along Harrisburg Road, sidewalks along frontages of Cambridge Commons Drive. and Sam Dee Road, and along internal streets.
- Buildings internal will have pedestrian connections to sidewalk network.
- Commitment to continue to work with the Cambridge HOA to purchase a portion of the HOA surplus property along Cambridge Commons Drive to allow for the extension of private street B to Cambridge Commons Drive. This additional connection will enhance pedestrian and vehicular connectivity.
- 50-foot buffer adjacent to existing single family homes.
- Architectural standards for the proposed building, including reducing blank walls, modulations along frontages exceeding 135 feet in length, limited use of vinyl and aluminum to only windows, soffits, and handrails.
- Open space amenities improved with items that may include landscaping, seating areas, hardscapes, and shade structures.

• Existing Zoning and Land Use



The property is currently zoned R-3 and O-15(CD). The property is surrounded by R-3 zoning, and across Cambridge Commons Drive are commercial zoning uses.



The subject property, denoted by the red star, contains a single-family house with the remaining acreage undeveloped.



The property to the north along Cambridge Commons Drive is developed with a mix of commercial uses.



The property to the west along Greatford Court is developed with single-family homes.

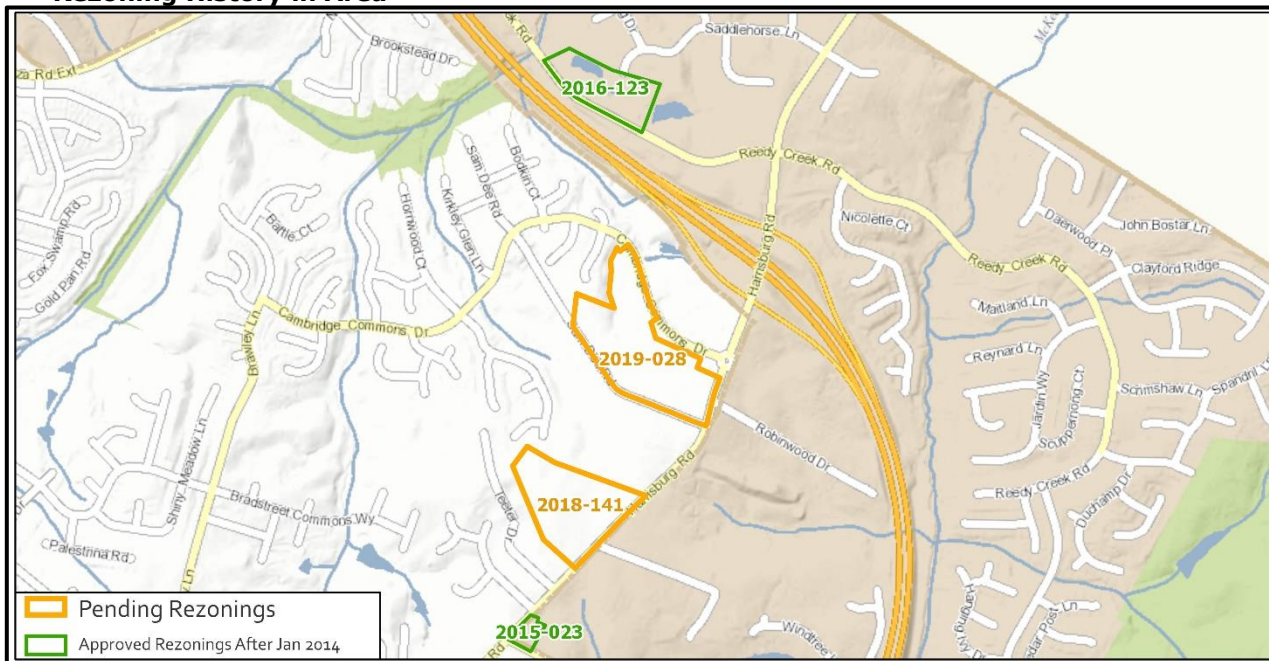


The property to the south along Sam Dee Road is developed with single-family homes.



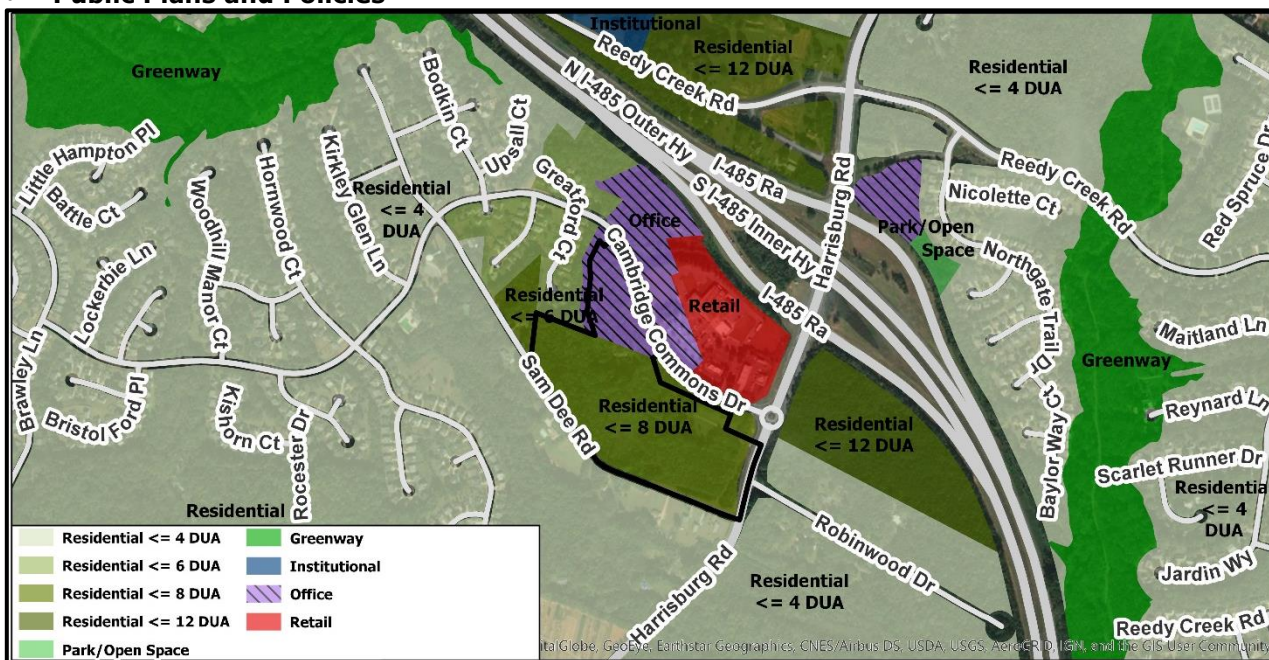
The property to the east along Robinwood Drive is developed with large lot single-family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-023	R-3 to NS to develop a convenience store and service station	Approved
2016-123	R-3 to INST (CD) to develop a vacant parcel in the Robinson Church Road area to allow a maximum 67,000-square foot, 750-seat religious institution and associated uses	Approved
2018-141	R-3 to R-4 to allow single family residential uses	Approved

- **Public Plans and Policies**



- The *Rocky River Area Plan (2006)* recommends residential development at 8 dwelling units per acre (DUA) for the majority of the site, and office uses for a portion along Cambridge Commons Drive.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major thoroughfare and 2 local roads. The petitioner is committing to installing a multi-use-path along Harrisburg Road, a 13-foot planting strip along Cambridge Commons to account for bike lane, adding ramps to improvement pedestrian walkability, and also installing a pedestrian refuge if they are able to acquire land from HOA to create another connection to Cambridge Commons.
- **Vehicle Trip Generation:**
 - Current Zoning: R-3 and O-15
 - Existing Use: 10 trips per day (one single family dwelling).
 - Entitlement: 2,010 trips per day (based on 64 dwellings and 125,000 SF office).
 - Proposed Zoning: ~~2,290~~ **1,690** trips per day (based on 308 multi-family units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues. Advisory comments provided. See rezoning.org for additional information.
- **Charlotte Department of Solid Waste Services:** No outstanding issues. Advisory comments provided. See rezoning.org for additional information.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues. Advisory comments provided. See rezoning.org for additional information.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 40 students, while the development allowed under the proposed zoning will produce 84 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 44 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Reedy Creek Elementary from 115% to 120%
 - Northridge Middle from 125% to 128%
 - Rocky River High from 86% to 88%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Harrisburg Road, an existing 12-inch water distribution main located along Sam Dee Road and via an existing 8-inch water distribution main located along Cambridge Commons Drive.

The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Willingness to Serve application has been received and is currently under review. Correspondence will be maintained with the applicant.

- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Dave Pettine 704-336-4566