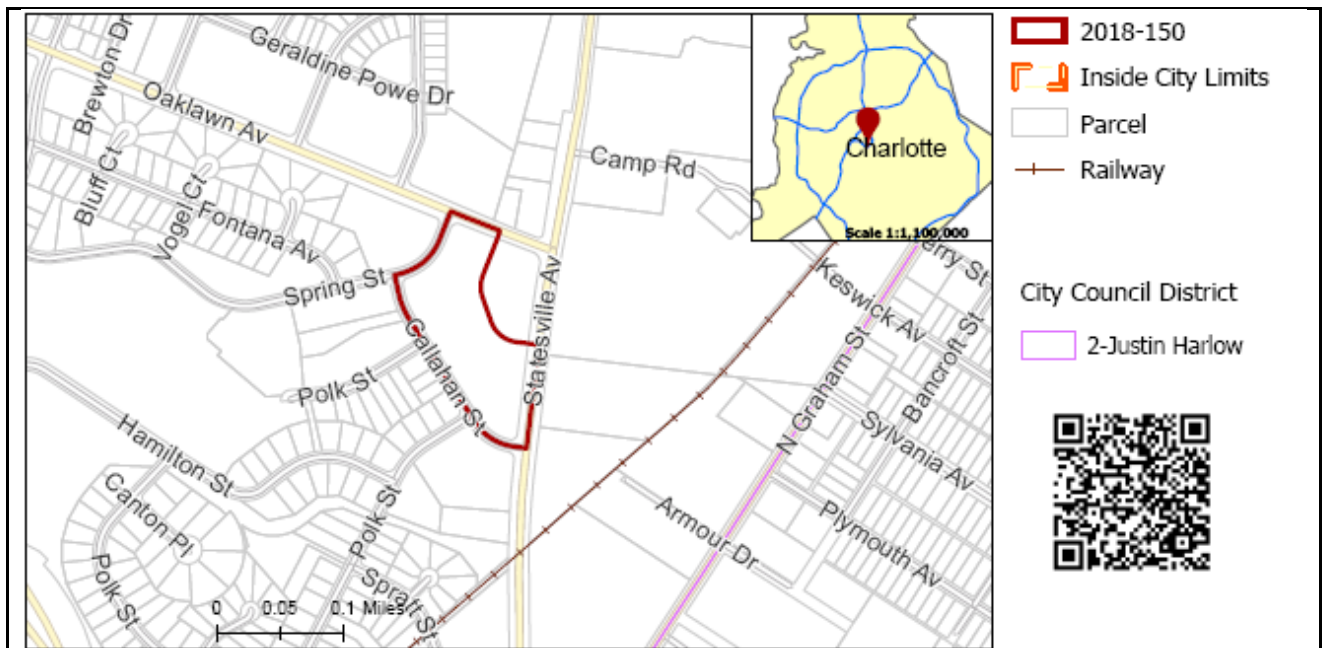


**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: MUDD (CD) (mixed-use development, conditional) with 5-year vested rights

**LOCATION**

Approximately 5.279 acres located at 1615 Statesville Avenue, south of Oaklawn Avenue and bounded to the east by Callahan and Spring Streets.



**SUMMARY OF PETITION**

The petition proposes to develop a multi-family project with up to 250 dwelling units at a density of 48 dwelling units per acre on existing vacant land and to allow any residential uses that are permitted within the MUDD district. The petition requests vested rights for 5 years.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Robert T. Drakeford, TDC Greenville  
Robert T. Drakeford, TDC Greenville  
Anthony Fox, Parker Poe

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 46

**STAFF**  
**RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* (1993) recommendation for retail uses.

Rationale for Recommendation

- The proposed residential units compliment the ever-growing Camp North End redevelopment, located one block to the northeast on Statesville Ave, and provide potential residents with opportunities for enjoying recreation, the arts, and dining options within easy walking distance.

- The *General Development Policies* (2007) provide policy guidance and locational criteria for evaluating applicable parcels previously recommended for residential uses for density. While not recommended for residential uses, the *General Development Policies'* locational criteria would score this site for over 17 dwelling units per acre with design guidelines. At over 17 dwelling units per acre, this petition includes adequate additional commitments to design.
- The petition commits to enhanced architectural details such as recognizable architectural bases, modulations of building planes, façade articulation, screened service areas and mechanical (both at-grade and rooftop units) and raised or lowered entrances for street-facing, ground-level residential units.
- The conditional notes recognize the importance of the existing context of the community and limit the height of proposed structures directly across from existing single family homes along Callahan Street.
- The petition aligns with the *Central District Plan's* policy of "providing opportunities for higher density infill housing in appropriate locations throughout the district."

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from retail to residential uses over 22 dwelling units per acre for the site.

## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Commits to residential-only uses allowed within the MUDD zoning district.
- Commits to affordable housing for rental and for-sale units. No less than 10 percent of rentals shall be rented at affordable rates for households earning 80%-100% of the AMI for a period of 5 years. No less than 20 percent of for-sale units shall be priced affordable for households earning 80%-120% of the AMI and achieved through the initial sale.
- Commits to the construction of a public street to improve connectivity within the site.
- Commits to the utilization of a variety of building materials including a combination of the following types of materials: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco, cementitious siding, or wood with limitations placed on the use and location of vinyl.
- Further commits to streetscape treatments to unify the development through the provision of consistent paving, lighting, landscaping, and site furnishings.
- Provides additional architectural detailing that includes:
  - Screening of all mechanical, both at-grade and rooftop.
  - Modulations of any building plane exceeding 120 feet.
  - Bays and other architectural façade features to provide façade articulation
  - A recognizable architectural base on all facade's through preferred building materials or articulation and/or color changes.
  - No blank walls facing public streets that shall exceed 20 feet in length.
  - Design that enhances the pedestrian environment by prohibiting single-unit driveways on network-required streets and by placing a building's front or side along network street frontages.
  - Screened service areas (refuse, recycling, etc.) through materials that match principal structures.
  - Street-facing ground-level residential units shall have access to the street and, in certain situations, shall have a raised or lowered entrance ranging from 12" to 24" above or below grade.
- Commits to an internal network of sidewalks and crosswalks to enhance the pedestrian realm.
- Provides additional sidewalk width in situations where parked cars may encroach into the sidewalk.
- Commits to full cut-off lighting and a detached lighting height of 31 feet.



- Existing Zoning and Land Use



This site is surrounded by a mixture of uses including institutional (Walter G. Byers Pre-K-8), mixed residential units, a mixed-use development (Camp North End), as well as nearby light and heavy industrial uses. The site is just outside the I-277 loop. There have been two recent rezoning petitions for the site (2012-025 and 2006-125) that have requested MUDD zoning, but both petitions were withdrawn.



General location for this site illustrated by red star.





Street view looking west toward site along Statesville Avenue.



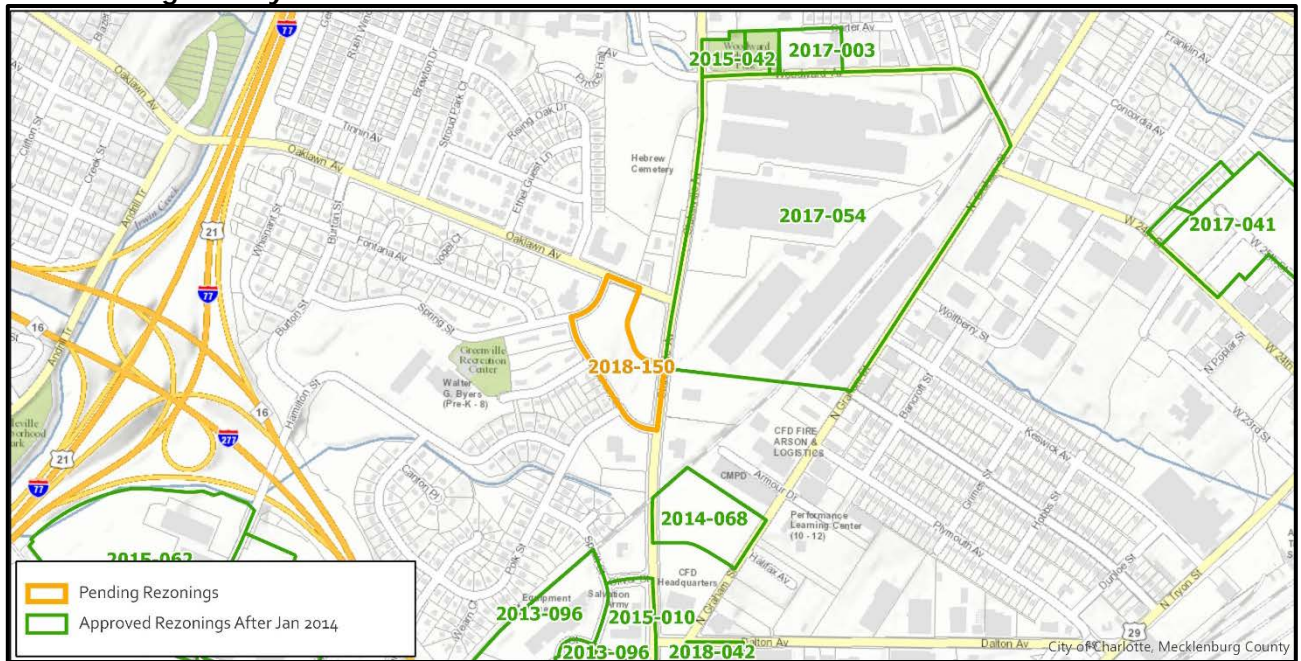
Surrounding residential land uses looking west from Callahan Street. Detached single family residential in foreground, background shows multi-family residential units.





Looking northeast from site at the corner of Statesville Avenue and Oaklawn Avenue. Camp North End is in the distance.

• **Rezoning History in Area**

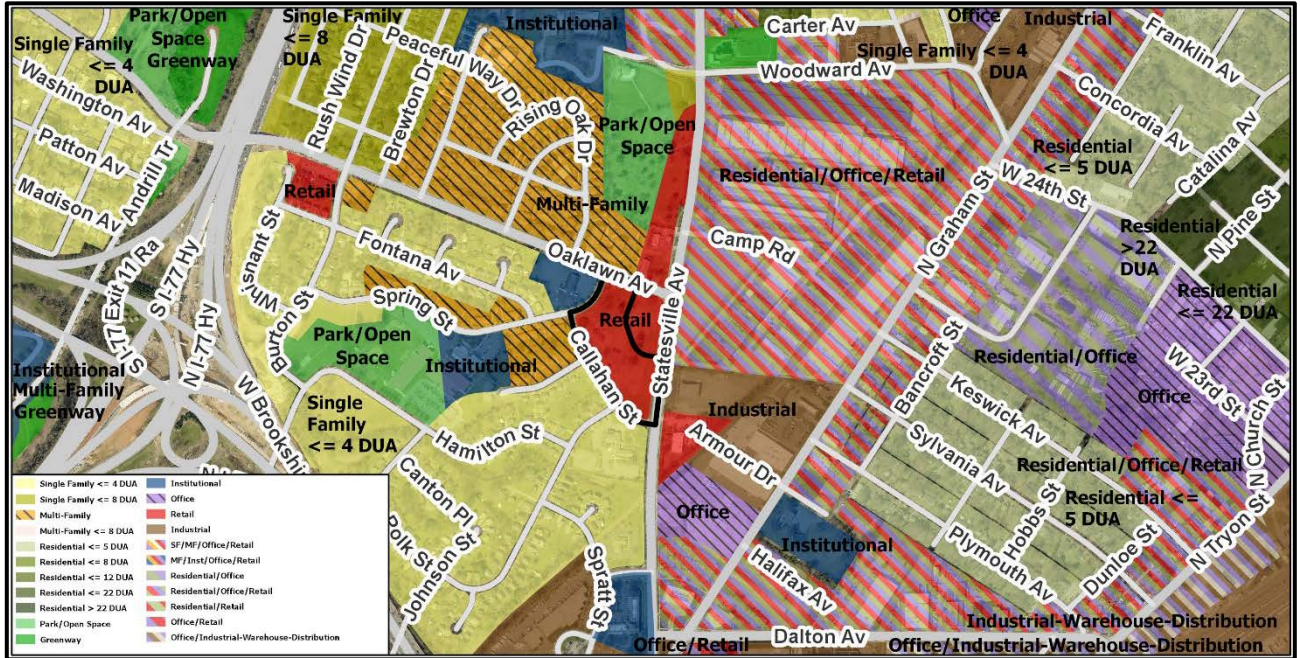


Petition Number	Summary of Petition	Status
2018-042	To permit up to 50,000 square feet of mixed uses at the southeast corner of North Graham Street and Dalton Avenue.	Approved
2017-054	To allow adaptive reuse and redevelopment of a light industrial site to allow a mixture of uses allowed in UMUD district.	Approved
2017-041	Development of vacant site with up to 314 mixed-residential units.	Approved
2017-003	Redevelopment of industrial warehouse for mixed uses including a brewery.	Approved



2015-062	To allow 670,000 square feet of non-residential uses, a 200-room hotel, and 44 dwelling units.	Approved
2015-042	To allow development of Mecklenburg County Park and Rec. pool facility.	Approved
2015-010	To allow expansion of institutional use (Salvation Army).	Approved
2014-068	To allow all uses within MUDD zoning district.	Approved
2014-022	To downzone parcel to R-8 MF from R-17 MF.	Approved
2013-096	To accommodate expansion of Second Harvest Food Bank	Approved

#### • Public Plans and Policies



- The *Central District Plan* (1993) recommends the subject property for retail uses.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of over 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – over 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	N/A
<b>Minimum Points Needed: 14</b>	<b>Total Points: 14</b>

#### • TRANSPORTATION CONSIDERATIONS

- The petitioner has reduced the rezoning boundary by eliminating the “Future Retail Area” located between Statesville Ave. and the proposed public street “A”. A Traffic Impact Study may be required when the future retail area is rezoned and/or submitted for permitting. Camp North End CIP Improvements are in the construction phase which included planned transportation intersection improvements at Statesville Ave./Oaklawn Ave. The remaining outstanding transportation issues are as follows: 1) revise the site plan to provide an 8’ planting strip and 8’ sidewalk at the southwest corner of Statesville Ave./Oaklawn Ave., 2) revise the site plan and conditional notes to state Polk St. will be a private street constructed to public street standards, including overlaid with a public access easement.
- See Outstanding Issues, Notes 4 - 5.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant land use).

Entitlement: 5,440 trips per day (based on 71,000 SF of retail uses).  
 Proposed Zoning: 1,640 trips per day (based on 250 multi-family dwellings).

#### DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 19 students, while the development allowed under the proposed zoning may produce 30 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 11 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Walter G. Byers Pre-K -8 from 93% to 98%
    - West Charlotte High remains unchanged at 85%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 8-inch water distribution mains located along Spring Street and Callahan Street and an existing 12-inch water distribution main location along Statesville Avenue.

Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via existing 8-inch gravity sewer mains located along Spring Street, Callahan Street, Oaklawn Avenue, and Statesville Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~Revise the site plan and conditional notes to provide and commit to implement a pedestrian refuge island and accessible ramps on each side of Oaklawn Avenue, south of Spring Street. See CDOT memo dated September 26, 2019.~~ **ADDRESSED**
2. ~~Revise the site plan and conditional notes to provide and commit to implement 8-foot planting strips and 8-foot sidewalks along all existing and proposed public street frontages included in the site's rezoning boundary.~~ **ADDRESSED**
3. ~~Revise the site plan and conditional notes to provide and commit to implement a local commercial-wide street section for Public Street "A".~~ **ADDRESSED**
4. ~~Revise the site plan and conditional notes to provide and commit to extend Polk Street from Callahan Street to Public Street "A" as a public street complying to the local residential wide street section.~~ **NOT ADDRESSED**
5. **The site plan shows sidewalk at back of curb at the corner of Statesville Avenue and Oaklawn Avenue. Petitioner needs to show 8-foot planting strip and 8-foot sidewalk along the entire corner.**
6. ~~Contact Leslie Bing to obtain the City's Statesville Avenue/ Camp North End CIP improvement plans and CADD files. Revise the site plan to depict these planned (i.e. future) improvements associated with the new intersection layout at Statesville Avenue and Oaklawn Avenue. The revised site plan and notes need to be updated to reference this CIP project (see staff report for additional details).~~ **ADDRESSED**
7. ~~Revise the site plan and conditional notes to provide and commit to implement accessible ramps at the following intersections, including "receiving" accessible ramps:~~
  - a. ~~Polk Street and Callahan Street (north)~~
  - b. ~~Polk Street and Callahan Street (south)~~

~~c. Callahan Street and Spring Street~~

~~d. Spring Street and Oaklawn Avenue~~ ADDRESSED

Land Use

8. ~~Revise the plan to reflect MUDD(CD) as the zoning district.~~ ADDRESSED

9. Remove 5-year vested rights from the site plan and application. NOT ADDRESSED

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

10. ~~Add rezoning petition number to site plan.~~ ADDRESSED

11. ~~Provide section cut to show massing relationship between proposed development area and adjacent single family residential. See site plan for further details.~~ ADDRESSED

12. ~~Remove "future retail space" label on portion of parcel left out of rezoning petition.~~

13. ~~Revise Note II to match the uses prescribed in note III.b as any permitted "residential use".~~ ADDRESSED

14. ~~Cross-reference height restricted area with appropriate conditional note.~~ ADDRESSED

15. ~~Revise site development data section to reflect "portion of" tax parcel.~~ ADDRESSED

16. ~~Clarify in Site Development Data table that permitted uses are residential only and does not include all uses allowed in MUDD.~~ ADDRESSED

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** William Linville (704) 336-4090