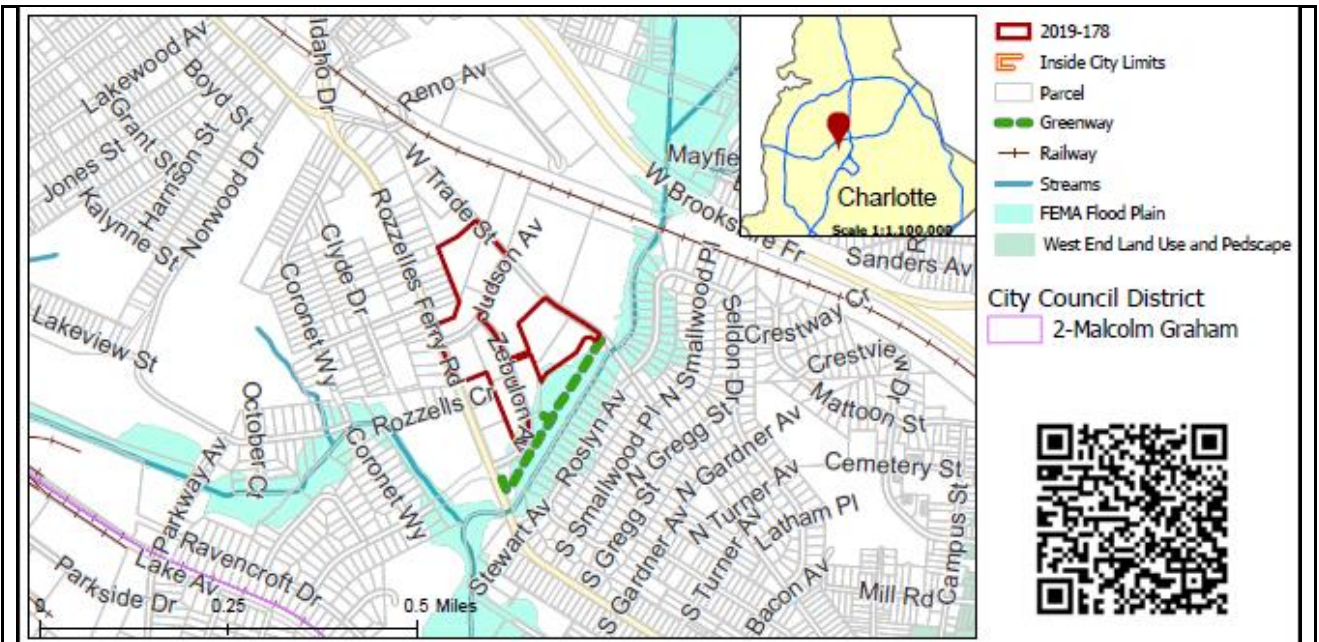


**REQUEST**

Current Zoning: I-2(CD) (general industrial, conditional)  
Proposed Zoning: UR-C(CD) (urban residential – commercial, conditional)

**LOCATION**

Approximately 11.48 acres located on the east side of Rozzelles Ferry Road, west of West Trade Street, near Judson Avenue and Zebulon Avenue.



**SUMMARY OF PETITION**

The petition proposes to develop the site with 133 townhome units, at a density of 11.6 dwellings per acre (DUA).

**PROPERTY OWNER**

Multiple owners, see application

**PETITIONER**

DRB Group (c/o James Martin)

**AGENT/REPRESENTATIVE**

John Carmichael (Robinson Bradshaw)

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 21

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition..

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* recommendation for industrial land use for this site.

Rationale for Recommendation

- The proposed residential development, while inconsistent with the industrial land use recommendation, is compatible with the office, retail and residential development pattern in the area.
- The site was rezoned in 2007 to I-2(CD), however it has remained mainly vacant with some office and retail uses, but never with industrial uses.
- The site is more appropriate for mixed use development including residential, as it is located within a Wedge and is within one mile of a Lynx Gold Line stop, adjacent to a bus route and greenway.

- The proposed density of 11.6 dwelling units per acre, is supported by the *General Development Policies*.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial use to residential up to 12 dwelling units per acre for the site.

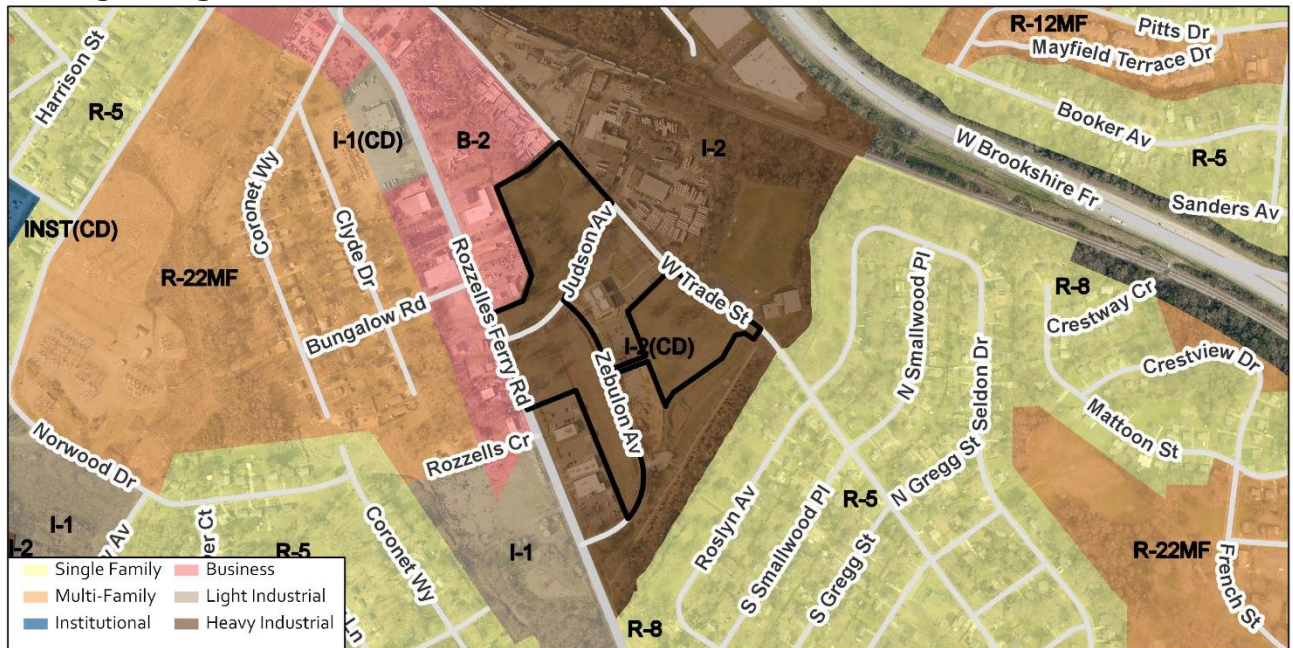
## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Develops site with up to 133 townhouse units on a 11.48 acre site, for 11.6 dwellings per acre.
- Provides alley connections to existing public streets.
- Maintains existing planting strips and sidewalks along existing public streets and provides new sidewalks along Zebulon Avenue and building connection points.
- Allows the flexibility to develop commercial and office uses permitted in the B-1 zoning district in lieu of townhomes in Development Area B. The maximum gross floor area for nonresidential permitted on this parcel is 12,000 square feet.
- Constructs a new waiting pad for the existing bus stop location on the Site's frontage on Rozzelles Ferry Road.
- Limits the maximum height of the buildings to 60 feet and requires architectural design standards.

### Existing Zoning and Land Use



Surrounding land uses include office, industrial, retail, and single family land uses.





The subject property is undeveloped vacant land.



The properties to the north are developed with retail and industrial uses. The subject property is marked with a red star.





The properties to the south are developed with a greenway and vacant and single family houses. The subject property is marked with a red star.



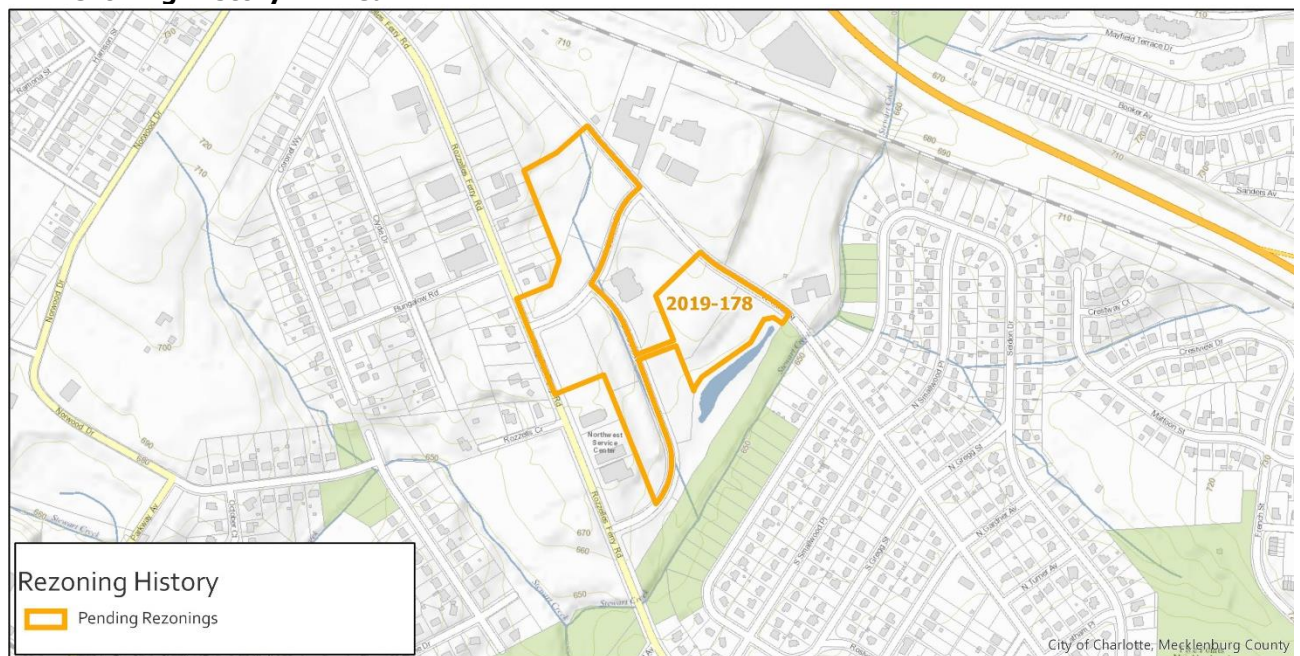
The properties to the east are developed with industrial uses and a community center.





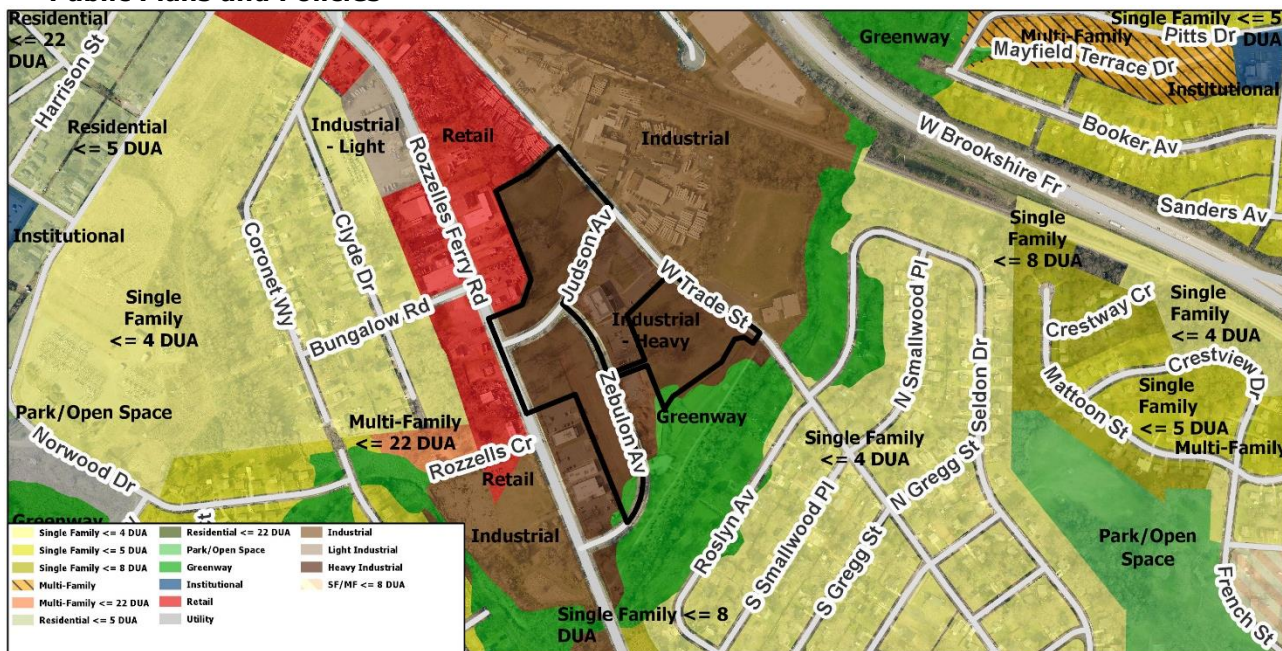
The properties to the west are developed with office and business uses.

- **Rezoning History in Area**



There are no recent rezoning petitions in the surrounding area.

## Public Plans and Policies



- The *Central District Plan* (adopted 1993) recommends industrial land use for this site.
- 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 the 12 dwellings per acre requested as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 12</b>	<b>Total Points: 12</b>

## TRANSPORTATION SUMMARY

- The site is located on both minor thoroughfare and collector roads. The site plan commits to a planting strip and sidewalk along Zebulon Avenue, Judson Avenue, and West Trade Street to improve pedestrian connectivity. Petitioner should revise the site plan to meet the ordinance requirements and the outstanding items listed below.

### Active Projects

- **Yellowstone-Zebulon Street Connectivity**
  - This project will improve access and visibility for Martin Luther King Park and the County's future Stewart Creek Greenway and will encourage private development along Rozzelles Ferry Road and the business park on Zebulon Drive.
  - Construction: TBD; bid phase is in-progress.
- **Rozzelles PedScape (Rozzelles Ferry / Zebulon to W. Trade) CIP**
  - This project will provide new pedestrian refuge medians, new wheelchair ramps, street resurfacing, landscaping, street trees and drainage improvements along Rozzelles Ferry Road.
  - Construction: TBD; bid phase is in-progress.
- **5 Points Plaza Improvements CNIP**
  - This project will implement pedscape improvements for a new public plaza at the Five Points intersection, including landscaping, pedestrian lighting, etc.
  - Construction: TBD; bid phase is in-progress.



- **I-77 Express Lanes I-5405 STIP**
  - The project will implement high occupancy toll (HOT) lanes and convert existing high occupancy vehicle (HOV) lanes to high occupancy toll (HOT) lanes from I-277 (Brookshire Freeway) to West Catawba Avenue (Exit 28).
  - Construction: active.
- **NC 16 (Brookshire Boulevard) U-5955 STIP**
  - The project will implement a westbound through lane on NC 16 between a point west of Idaho Drive and I-85 and will improve the I-85 northbound ramp to eastbound NC 16.
  - Construction: 2023.
- **Transportation Considerations**
- ~~See Outstanding Issues, Note 1 and 2~~ Addressed
  - **Vehicle Trip Generation:**
    - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 320 trips per day (based on 172,200 SF warehouse).
    - Proposed Zoning: 2,180 trips per day (based on 105 dwellings and 12,000 SF retail).

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

- **Charlotte Area Transit System:** ~~See Outstanding Issues, Note 3~~ Addressed
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **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 0 students, while the development allowed under the proposed zoning may produce 11 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:
    - Bruns Ave Elementary remaining at 60%
    - Ranson Middle remaining at 120%
    - West Charlotte High remaining at 94%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Judson Avenue and an existing 6-inch water distribution main located along West Trade Street and an existing 8-inch water distribution main located along Rozzelles Ferry Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Judson 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 Outstanding Issues, Note 4~~ Addressed
  - **Storm Water Services:** ~~See Outstanding Issues, Note 4~~ Addressed
  - **Urban Forestry:** ~~See Outstanding Issues, Note 5~~ Addressed
- **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.

**OUTSTANDING ISSUES**

Transportation

- ~~1. Revise the site plan and conditional note(s) to provide a mid-block crossing for pedestrians crossing Zebulon Avenue. The location of the mid-block location should be located where appropriate sight distance is available.~~ Addressed
- ~~2. The site plan needs to add a conditional note stating the crosswalks at Zebulon Avenue and Judson Avenue intersection need to be approved by CDOT, prior to the installation of them.~~ Addressed
- ~~3. CATS request the petitioner to install an ADA compliant bus waiting pad 60.01B within the required planting strip and near the mid-block crossing median on Rozzelles Ferry Road. The exact location will be determined during the land development review process.~~ Addressed

Environment

4. ~~Add the following note under the Environmental Feature heading: The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.~~  
Addressed
5. ~~Tree save was not required in 2007 and this property is not part of the 2019 rezoning. Need to show 15% tree save area on the parcels you are rezoning.~~ Addressed

**REQUESTED TECHNICAL REVISIONS**Land Use

6. Please label Development Area "B" on the plan. Addressed

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

**Planner:** Lisa Arnold (704) 336-5967