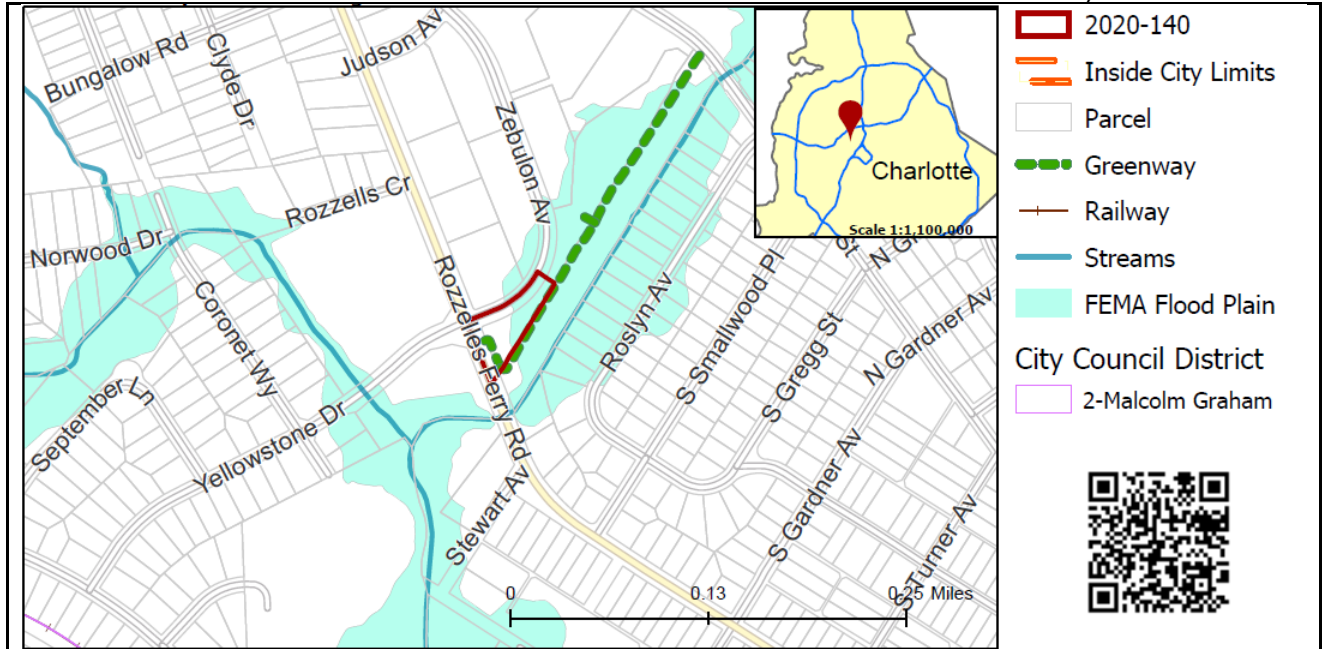


**REQUEST**

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

**LOCATION**

Approximately 0.53 acres located at the SE corner of the intersection of Zebulon Avenue and Rozzells Ferry Road.



**SUMMARY OF PETITION**

The petition proposes to rezone .53 acres of land to permit the development of up to eight single family attached residential units at a density of approximately 15 DUA (dwelling units per acre).

**PROPERTY OWNER**

RJS Properties, Inc.

**PETITIONER**

Leslie Hunter Miller, Miller & Hall PA

**AGENT/REPRESENTATIVE**

Leslie Hunter Miller, Miller & Hall PA

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the virtual Community Meeting: 7

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions related to site and building design.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan's* (1993) recommendation for heavy industrial and greenway uses for the site, but is **consistent** with the *General Development Policies* (GDP) that support up to 17 dwelling units per acre on the site.

Rationale for Recommendation

- The proposed residential uses, while inconsistent with the adopted land use, are compatible with the existing residential development pattern in the area.
- Recent rezoning adjacent to this site rezoned the property from industrial to residential uses, making the petition more compatible with development on surrounding properties.

- The proposed residential density is supported by the General Development Policies.
- The petition would maintain recently installed streetscape improvements on Rozzelles Ferry Road.
- The site has direct access to a pair of CATS bus stops on Route 1. The petitioner has committed to improving the stop adjacent to the site with a waiting pad.

The approval of this petition will revise the adopted future land use as specified by the *Central District plan*, from heavy industrial uses to residential uses up to 17 dwelling uses per acre for a portion of the site not recommended for greenway uses.

## PLANNING STAFF REVIEW

### • Background

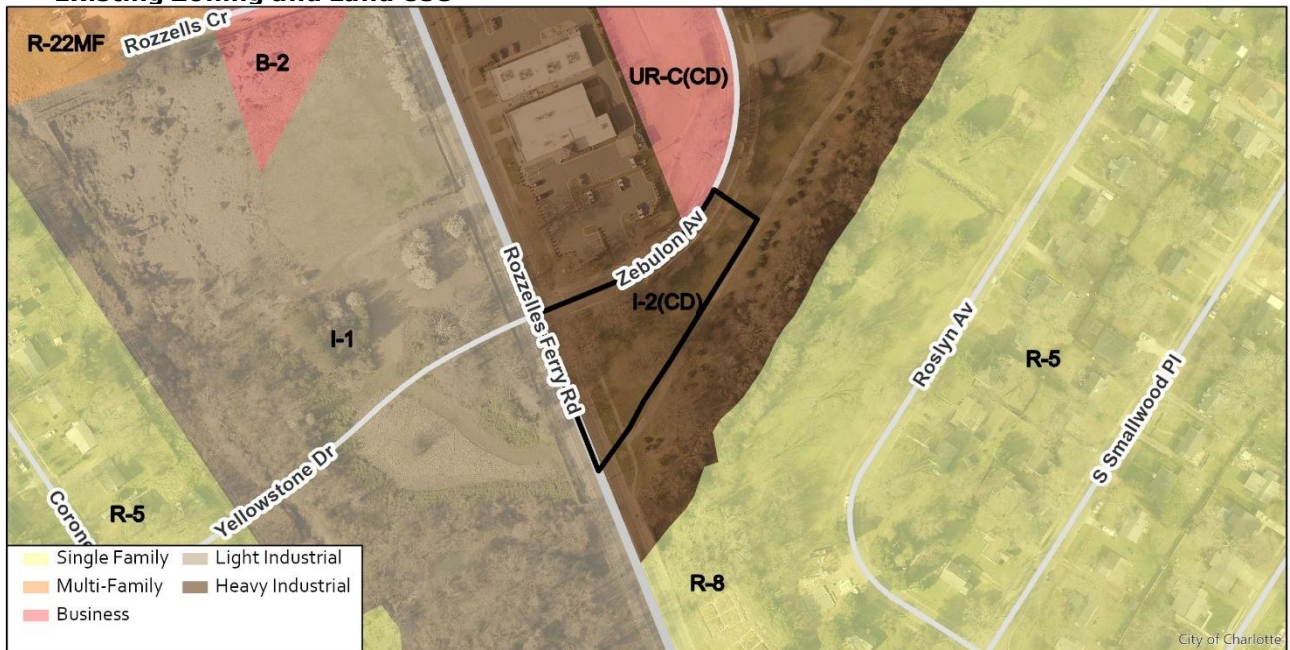
- The site, as part of a 28 acre assemblage, was rezoned via petition 2007-106 to accommodate uses permitted in the I-2 zoning district.

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

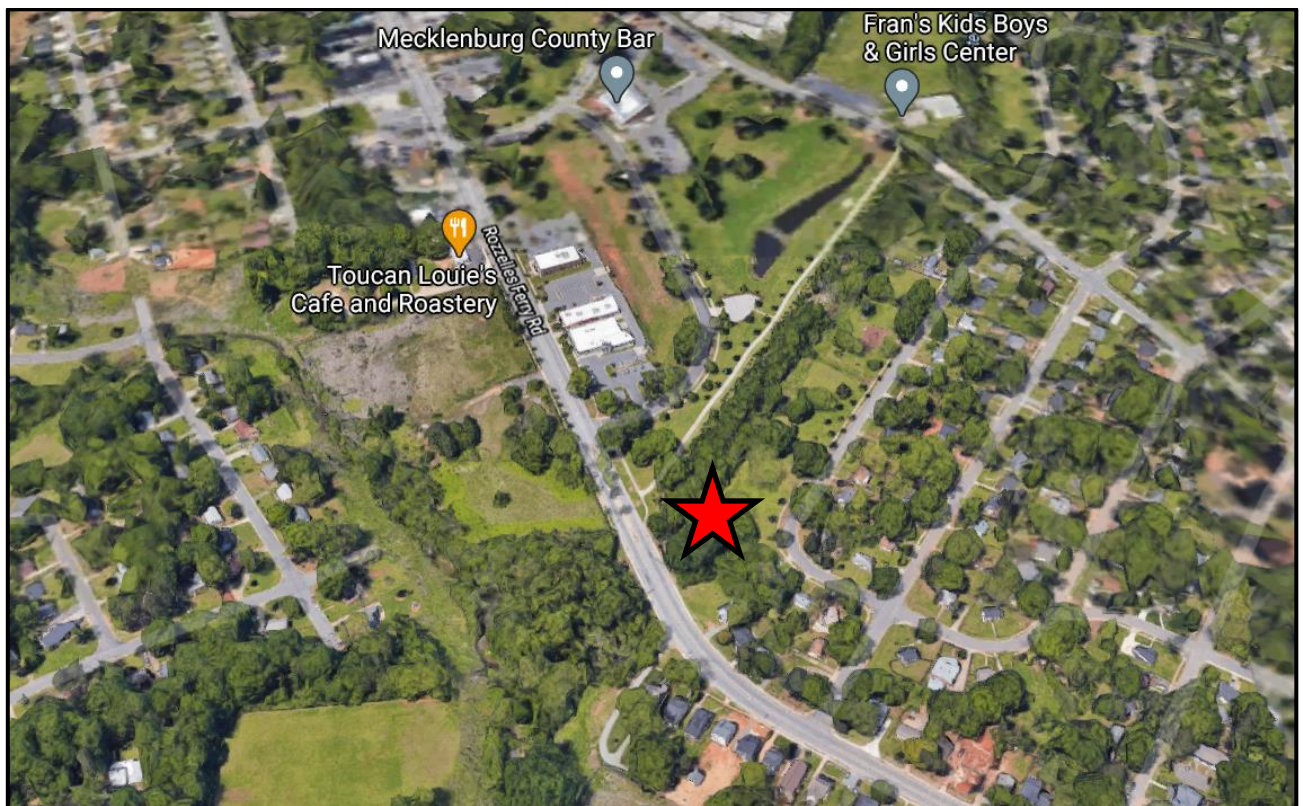
- Limits the site to only a maximum of 8 single family attached dwelling units and any other incidental or accessory uses allowed within the UR-2 district.
- Limits height of the structures to 60 feet.
- Commits to preferred building materials while limiting the use of vinyl and aluminum.
- Limitations of blank wall expanses to 15 feet for the front elevation only.
- Usable porches and stoops to be at least 5 feet deep if provided.
- Recessed garage doors with translucent windows
- Sidewalks provided to connect between residential entryways public and private sidewalks.
- Limits total width of attached dwelling units fronting a public or private network street to 100 feet.
- Fully capped detached lighting.

### • Existing Zoning and Land Use



The site was most recently rezoned in 2007. An approved rezoning request by the Charlotte Mecklenburg Development Corporation (2007-106) updated the site's current zoning (I-2(CD)) from R-22MF. The site is nestled in between industrially-zoned parcels and another UR-2(CD) project (referenced in the rezoning history notes below). Single family detached residential units are located east of the subject site. The site is also proximal to multi-family uses.





General location of subject property denoted by red star.



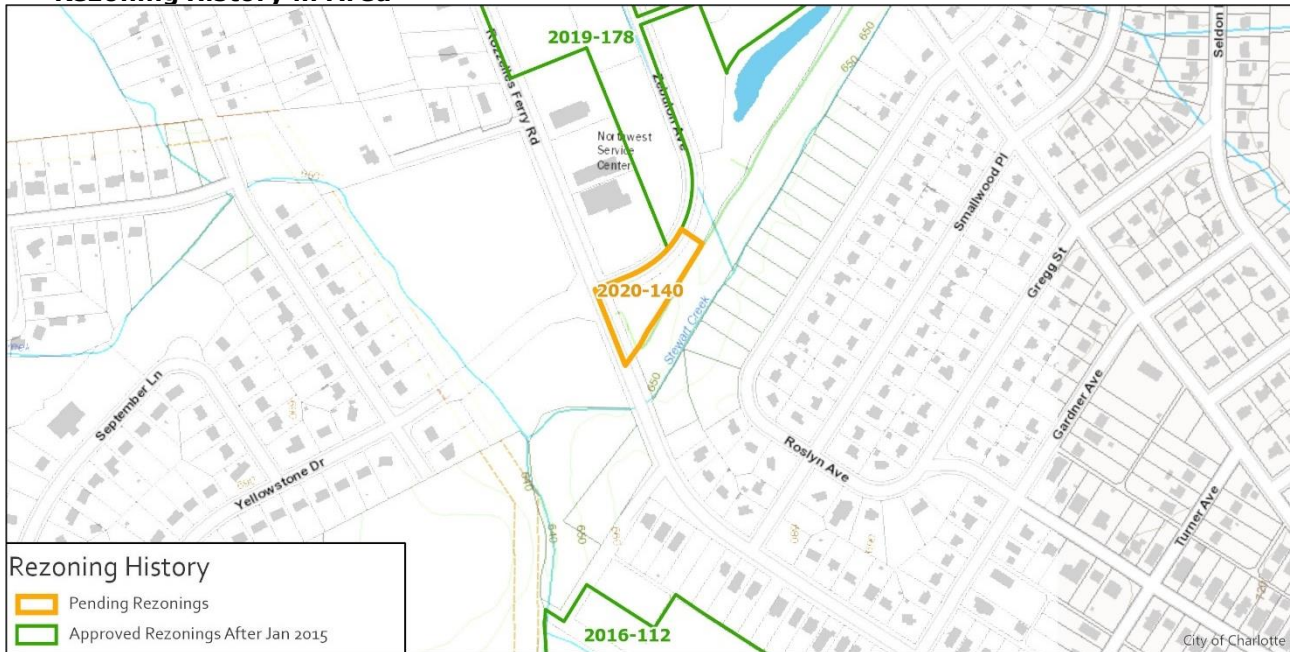
Looking east along Rozzelle's Ferry Road toward the subject property.





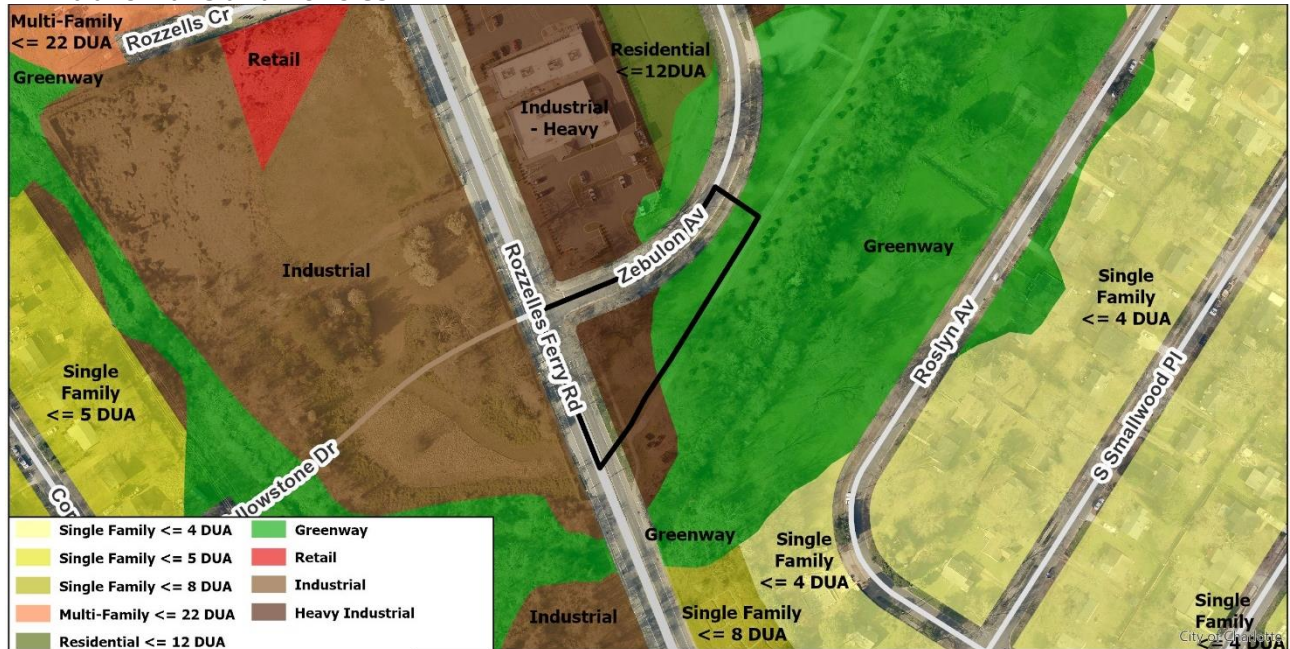
Streetview from Zebulon Avenue looking north away from the subject property.

• **Rezoning History in Area**



| Petition Number | Summary of Petition  | Status   |
|-----------------|--|----------|
| 2019-178        | Request to rezone from I-2(CD) urban residential, commercial.  | Approved |
| 2016-112        | Request to rezone 28 acres of land from industrial and office zoning to a mixed use development district (MUDD) zoning district. | Approved |

### • Public Plans and Policies



- The *Central District Plan* (1993) as amended by rezoning petition 2007-106 recommends industrial and greenway uses for the subject property.
- 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 up to 17 dwellings per acre as illustrated in the table below.

| Assessment Criteria                | Density Category – up to 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 | NA                              |
| <b>Minimum Points Needed: 13</b>   | <b>Total Points: 14</b>         |

### • TRANSPORTATION SUMMARY

- The site is located adjacent to Rozzelles Ferry Road (City-maintained, minor thoroughfare) and Statesville Road (City-maintained, local street). Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to adding clarifying conditional note language for dedication of right-of-way and construction of transportation improvements prior to first CO. The City recently constructed a project, named Yellowstone Drive and Zebulon Drive Street Connectivity, within the Comprehensive Neighborhood Improvement Program (CNIP), that installed streetscape improvements along the site's frontage. Further details are listed below.

### • Active Projects:

- Rozzelles Ferry Pedscape
  - This project provided refuge medians at key locations along Rozzelles Ferry Road from South Garner Avenue to the intersection of Rozzelles Ferry, 5th Street, Beatties Ford Road and West Trade Street. Wheelchair ramp improvements and street resurfacing will also be implemented, and sidewalk repair in key locations will take place during construction.
  - Construction just completed.
- Yellowstone Drive and Zebulon Drive Street Connectivity
  - This project included a bridge, street resurfacing, sidewalks, and pedestrian lighting from the Rozzelles Ferry Road & Zebulon Avenue intersection to the Yellowstone Drive & Coronet Way intersection.
  - Construction just completed.



- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-3.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land use).
    - Entitlement: 55 trips per day (based on 5,300 SF warehouse use).
  - Proposed Zoning: 60 trips per day (based on 8 townhomes).

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

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 0 students, while the development allowed under the proposed zoning may produce 0 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Bruns Avenue Academy remains at 60%
    - Ranson Middle remains at 120%
    - West Charlotte High remains 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 Zebulon Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the center of the parcel. No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**

Transportation

1. Add site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
2. Add site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
3. Label and dimension curb and gutter from the centerline of the road.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

4. Proposed zoning district is labeled as existing. Please revise.
  5. Revise maximum proposed building height to be a maximum of 45' to be compatible with single family residential building heights.
  6. Rework architectural standard note stating "The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit" to apply to any elevation fronting a public right-of-way.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908