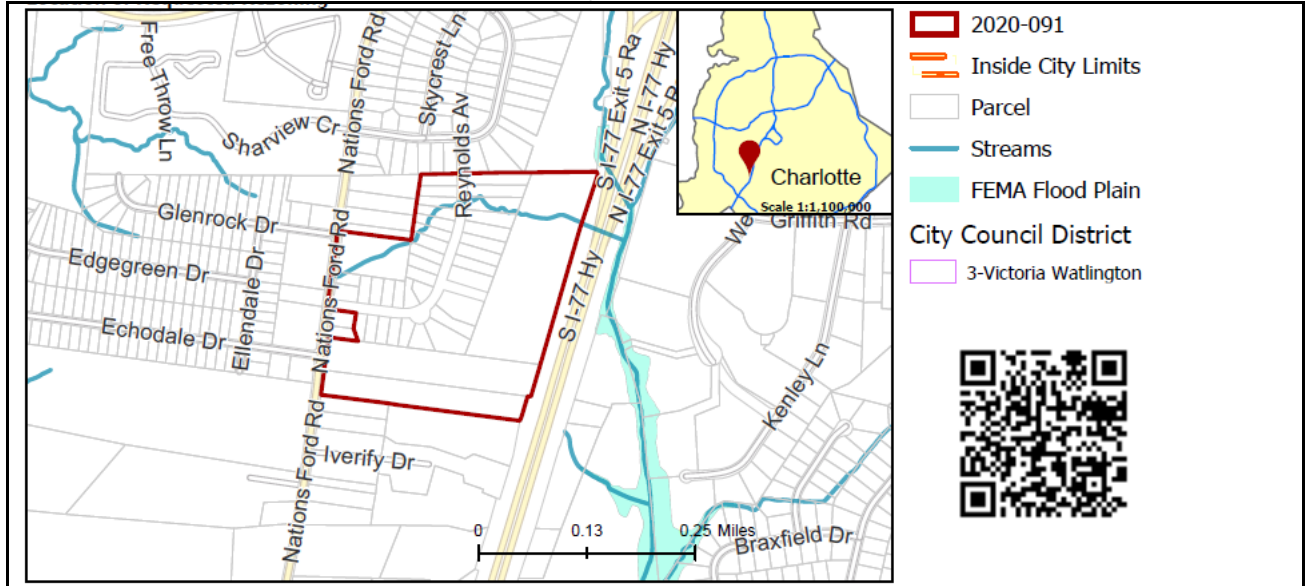


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: INST(CD) (institutional, conditional)

LOCATION

Approximately 40.85 acres located east of Nations Ford Road, west of Interstate 77, and south of Sharview Circle.



SUMMARY OF PETITION

The petition proposes to develop vacant land with up to 300,000 square feet of government clinics, offices, and civic facilities.

PROPERTY OWNER

Mary Funderburk Langford, et al.

PETITIONER

Mecklenburg County

AGENT/REPRESENTATIVE

Shaun Hicks

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the single family residential up to four dwelling units per acre land use recommendation for this site, as per the *Southwest District Plan*.

Rationale for Recommendation

- Institutional land uses are considered compatible land uses with single family uses, as they provide needed public services to area residents.
- The proposed Mecklenburg County community resource center would provide health and social services to the surrounding community, bringing services closer to residents in the southwestern part of the county.
- The proposed site plan includes buffer areas between the institutional uses and the adjacent single-family neighborhood.
- The site is located across from B-1 uses, and Waddell Language Academy.
- The petition commits to a range of transportation improvements that will benefit the surrounding area including a multi-use path

along Nations Ford Road, multi-use path connection to Reynolds Avenue, and enhancements to several intersections.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from current single family land uses to institutional land use for the site.

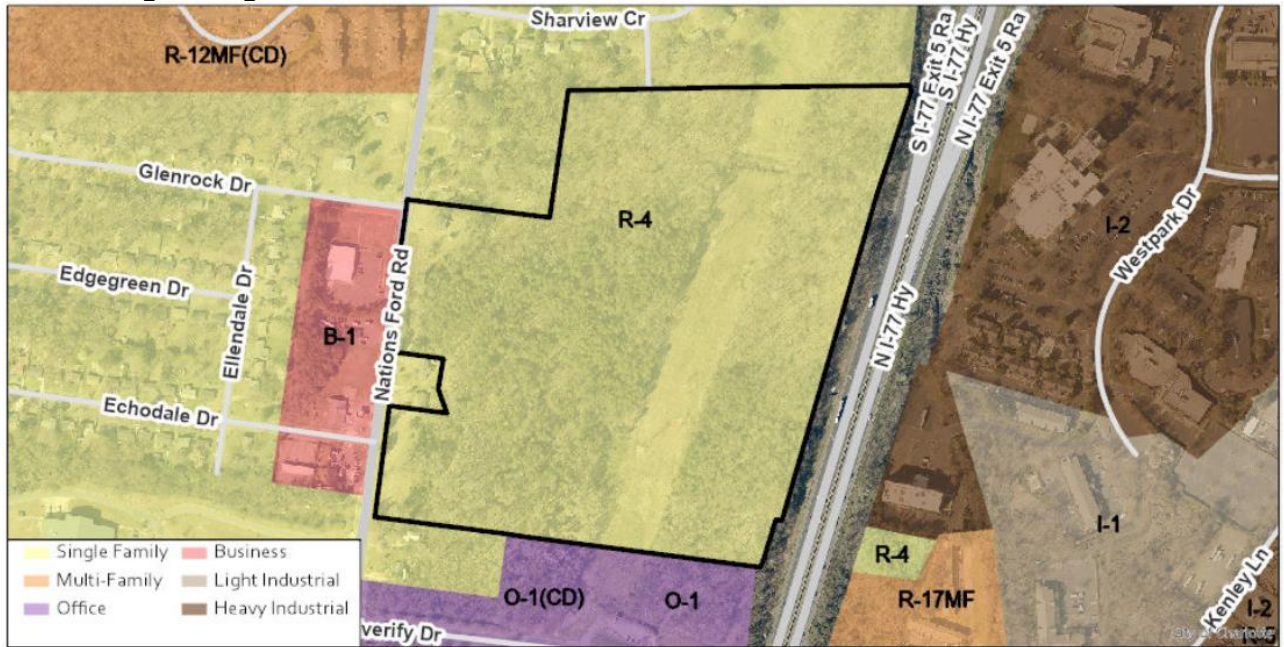
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes the development of up to 300,000 square feet of government clinics, offices, and civic facilities in a maximum of three buildings.
- Prohibits the following primary uses:
 - Cemeteries
 - Dormitories
 - Jails and Prisons
 - Land Clearing and Inert Debris Landfills (LCID)
 - Stadiums and Arenas
- Prohibits the following accessory uses:
 - Crematory Facilities
 - Drive-in Service Windows
 - Land Clearing and Inert Debris Landfills (LCID)
 - Petroleum Storage
 - Satellite Dish Farms
- Proposes unsignalized, full movement driveways at Glenrock Drive and Echodale Drive.
- States that all internal streets will be private and built to USDG local office/commercial wide cross section.
- Proposes parallel parking on some internal streets.
- Provides for a 10' wide multi-use trail connection to Reynolds Avenue.
- Proposes dedication of right-of-way to CDOT or NCDOT 41' from centerline on Nations Ford Road.
- Commits to installing a minimum 8' planting strip and 12' multi-use path along site's frontage of Nations Ford Road.
- In accordance with a traffic impact study, commits to improvements at the following intersections:
 - Nations Ford Road & West Tyvola Road
 - Nations Ford Road & Glenrock Drive/Proposed Access "A"
 - Nations Ford Road & Echodale Drive/Proposed Access "B"
 - Nations Ford Road & I-77 Southbound Ramps
 - Nations Ford Road & I-77 Northbound Off Ramp/Archdale Drive
 - Archdale Drive & I-77 Northbound On-Ramp
- Proposes a 75' Class B buffer, with the option to reduce in accordance with the zoning ordinance, and a 20' side yard where the property's boundaries abut single family uses or zoning along the Site's north, south, and west property lines.
- Provides a 20' side yard along the Site's south and west property line and a 20' rear yard along the Site's eastern property line.
- Establishes architectural standards for the principal buildings.
- Provides standards that all lighting must be full cut-off type fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, plazas, and parking areas.

- Existing Zoning and Land Use



The subject property is vacant land that was subdivided for a single family neighborhood that was never built. It is surrounded by a mix of different land uses including single family homes, retail, office, and schools.



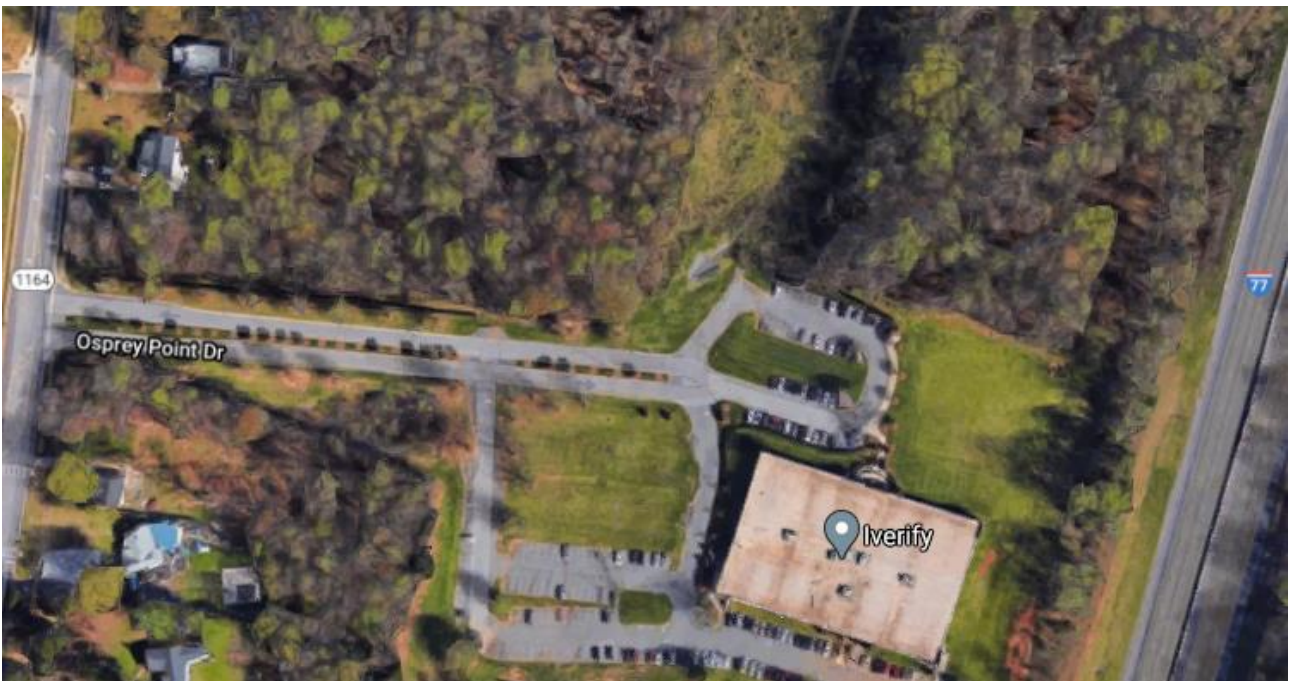
The site is vacant, undeveloped land with the exception of one single family home fronting on Nations Ford Road.



The properties to the north and northwest of the site are developed with single family homes.



The property to the east is developed with Interstate 77.



The properties to the south are developed with single family homes and office uses.



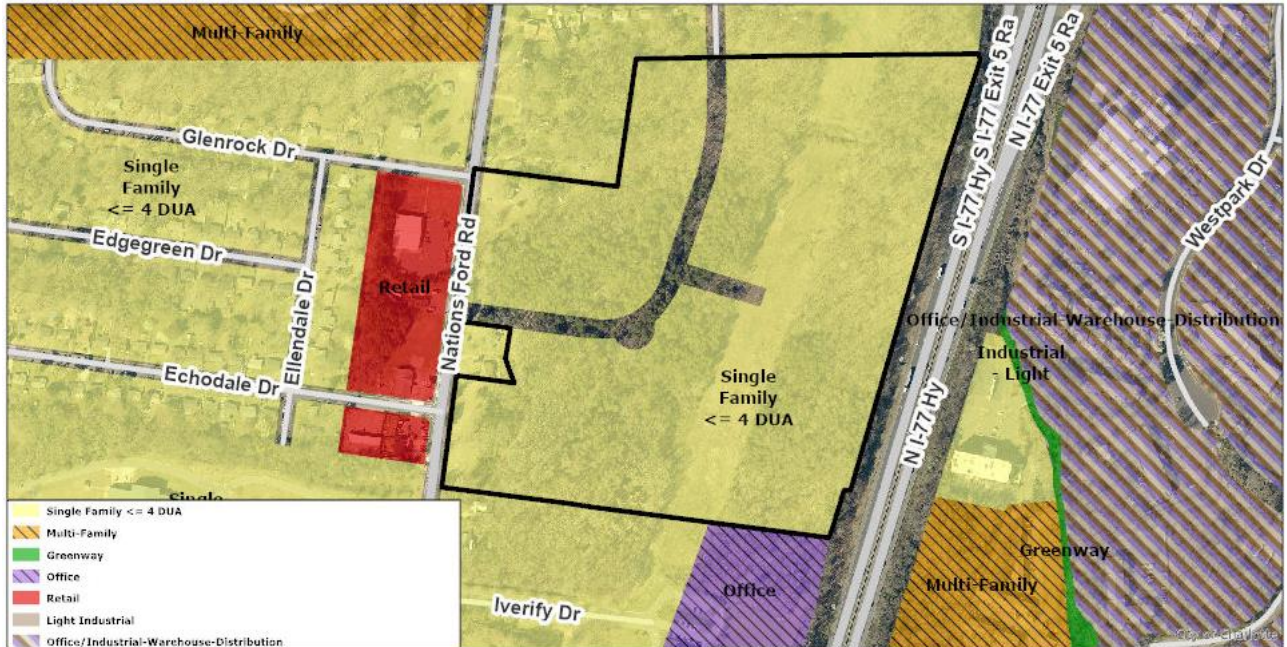
The properties to the west of the site are developed with commercial uses.

- Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2017-047 | Petition to rezone approximately 7 acres occupied by a car dealership to B-2. | Approved |

- **Public Plans and Policies**



- The *Southwest District Plan* (adopted 1991) recommends single family residential at up to 4 dwelling units per acre.
- **TRANSPORTATION SUMMARY**
 - The site is located on Nations Ford Road, a City-maintained minor thoroughfare, approximately a ¼ mile south of Tyvola Road. A TIS is required for this site, and was approved 11-30-2020, which includes various transportation improvements such as constructing turn lanes at Nations Ford and West Tyvola Roads, striping and ingress/egress lanes on Echodale Drive and Glenrock Drive at Nations Ford Road, among other improvements. Additionally, the petitioner has committed to an 8-foot planting strip and 12-foot shared use path along the site's Nations Ford Road frontage as well as a 10-foot shared use path from Nations Ford Road to Reynolds Dr. Lastly, Crosswalks will be included, and the petitioner will work with CDOT and CATS to construct an ADA compliant bus waiting pad on Nations Ford Road. This bus pad will coincide with the crosswalk locations. All CDOT comments have been addressed.
- **Active Projects:**
 - There are no active projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family dwelling).
Entitlement: 890 trips per day (based on 163 single family dwellings).

Proposed Zoning: 5,987 trips per day (based on 225,000 square feet of office, 50,000 square feet of medical clinic, and 25,000 square feet of library).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

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

Planner: Joe Mangum (704) 353-1908