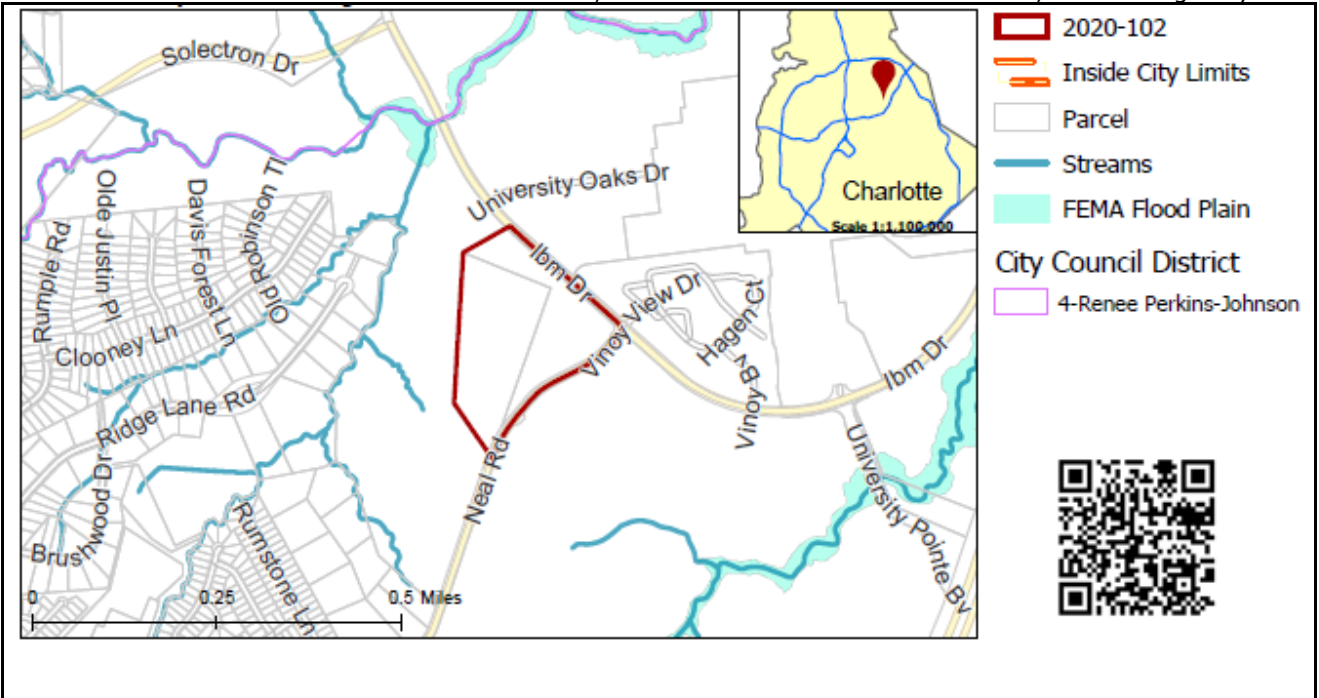


REQUEST

Current Zoning: R-8MF(CD) (multi-family residential, conditional) and R-4 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85.



SUMMARY OF PETITION

The petition proposes up to 157 duplex, triplex and/or single-family attached dwelling units with a density of 6.72 dwelling unit per acre on a vacant parcel.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

IBM Corporation
J.S. & Associates, Inc.
Ty Shaffer, Robinson Bradshaw & Hinson, P.A.

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The southeast portion of this petition is **inconsistent** with the *Northeast District Plan's* (1996) recommendation of single family residential up to 4 DUA, but **consistent** with the *General Development Policies* recommendation of residential use up to 17 dwelling units per acre. The rest of this petition is **consistent** with the *University Research Park Area Plan's* (2010) recommendation of office/residential/retail up to 22+ DUA and the *Northeast District Plan's* (1996) recommendation of residential up to 4 DUA.

Rationale for Recommendation

- This petition proposes up to 157 duplex, triplex, or single-family attached dwelling units with a density of 6.72 DUA.

- While a portion of this proposed development is inconsistent with the *Northeast District Plan* (1996) recommendation of single family residential up to 4 DUA, its 6.72 DUA is well within the density limits of the other land use recommendations present on the site. Additionally, the site is proximate to R-17MF zoning to the north and R-8MF(CD) zoning to the west, making the slightly higher density appropriate for the surrounding areas.
- The General Development Policies (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The petition's request for multi-family residential up to 8 DUA meets the General Development Policies locational criteria for consideration of up to the seventeen dwellings per acre requested.
- The petition commits to enhancing the pedestrian environment through site design elements which include an 8-foot planting strip and 6-foot to 12-foot sidewalk or multi-use path along the site's frontages on Neal Road and IBM Drive.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996), from Single Family Residential up to 4 DUA, Residential up to 8 DUA, and Residential/Office/Retail to Residential up to 8 DUA for the site.

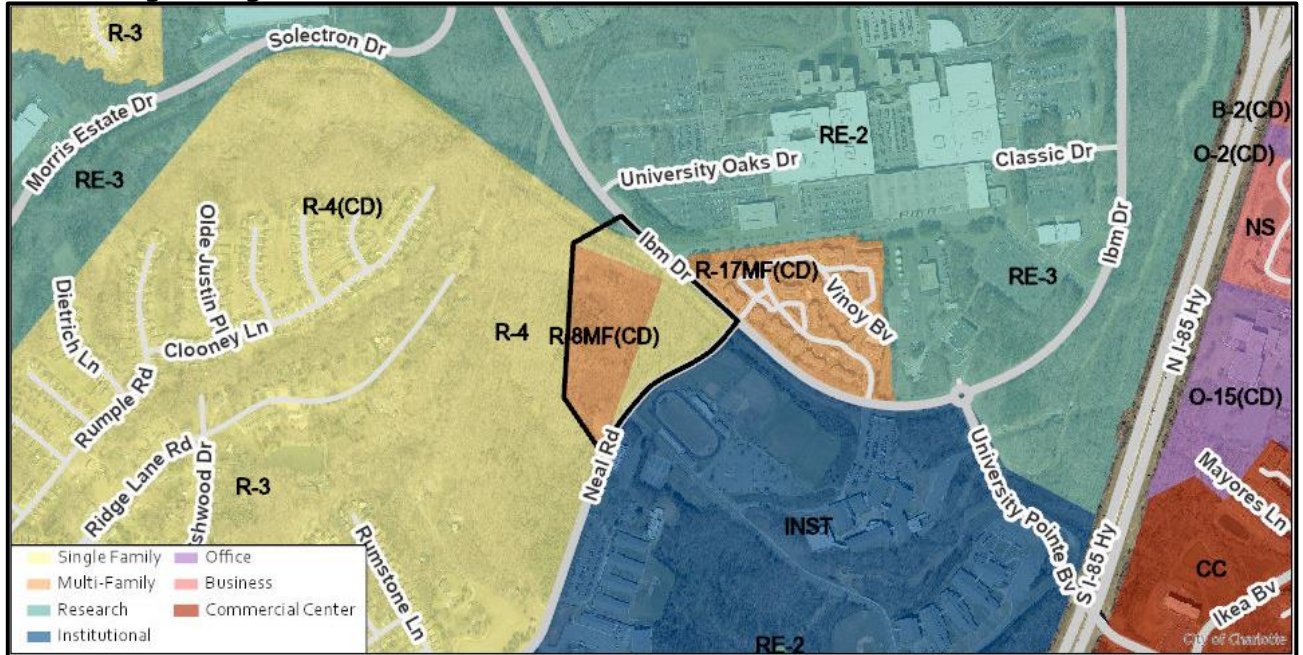
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 157 duplex, triplex and/or single-family attached dwelling units.
- Commits to an 8-foot wide planting strip and a 12-foot wide multi-use path along the Neal Road frontage.
- Commits to an 8-foot wide planting strip and a 6-foot wide sidewalk along the IBM Drive frontage.
- Provides a left turn lane into the site from IBM Drive.
- Commits to a new bus waiting pad along Neal Road and a new bus waiting pad at the intersection of Neal Road and IBM Drive.
- Provides street connectivity to approved rezoning 2020-035.
- Provides .68 acre of open space with amenity area.
- Walkways will be provided to connect all residential entrances to sidewalks along the street.
- All residential entrances within 15-feet of the sidewalk will be raised from the sidewalk grade minimum of 24-inches.
- Architectural standards include:
 - Usable porches and stoops to form a predominant feature of building design and be located on the front of the building.
 - Pitched roofs if provided shall be sloped no less than 5:12.
 - Garage doors visible from the street shall be setback 12 to 24 inches with additional architectural elements over the garage door.

- Existing Zoning and Land Use



A portion of the current site was approved (rezoning 2019-108) to allow up to 92 duplex and or single-family attached dwelling units. It was never built. The subject property is vacant. The surrounding land uses include single-family homes, multi-family apartments, four schools, office and research institutions.



The subject property (denoted by the red star) is vacant.



The property to the east along Neal Road is developed with the Governor's Village STEM Academy.



The properties to the north along Hewitt Associates Drive are developed with a large office/research park.

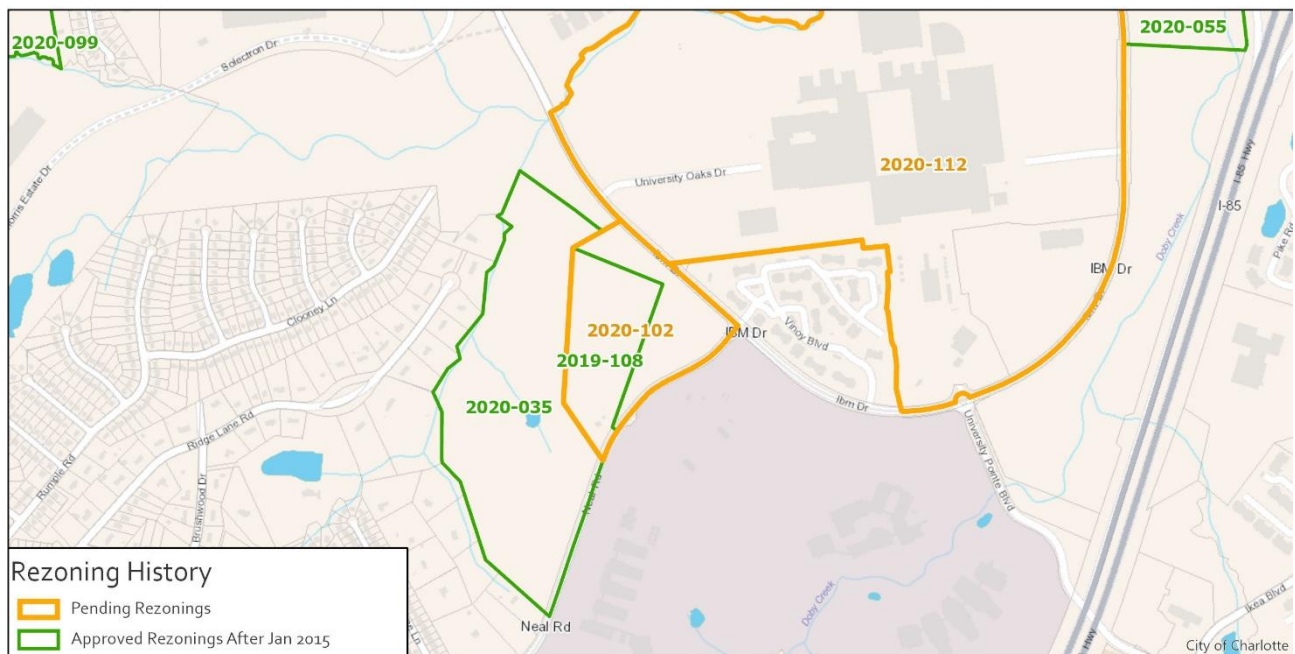


The property to the south along Rumstone Lane is developed with single-family homes.



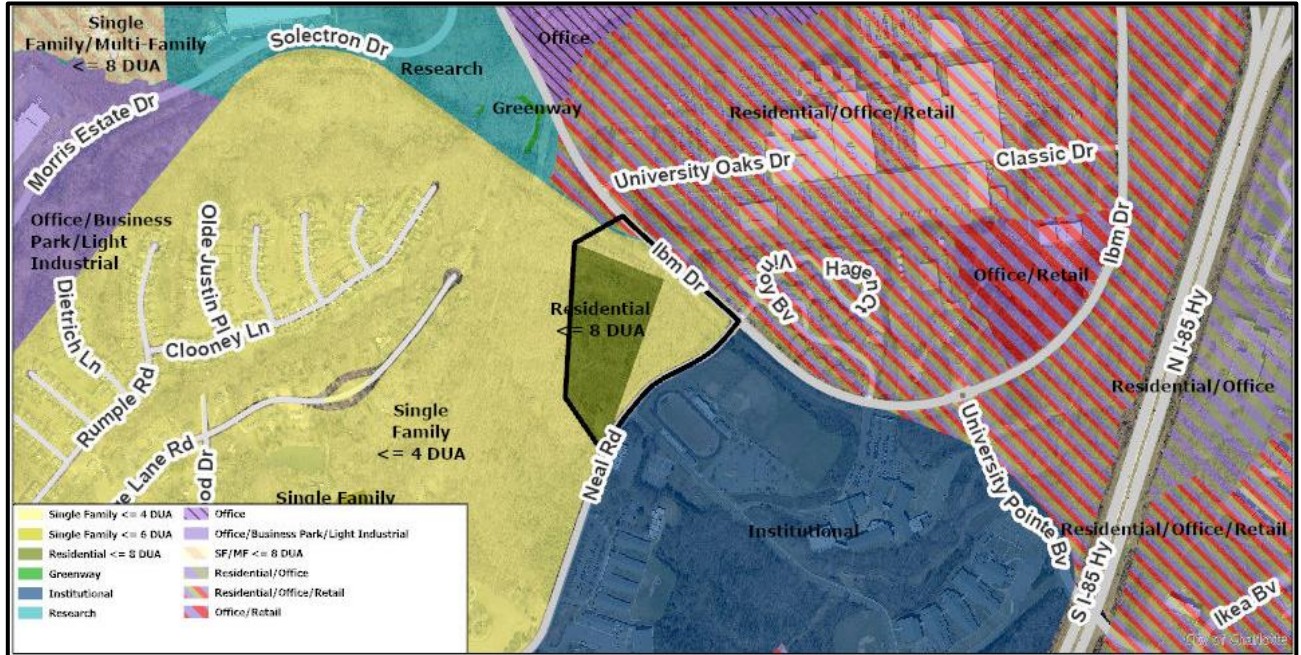
The property to the west along Ridge Lane Road is developed with single-family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-108	Rezoned 13.21 acres to allow up to 92 duplex and or single-family attached dwelling units.	Approved
2020-035	Rezoned 49 acres to allow up to 250 townhomes and 50 multi-family units.	Approved
2020-055	Rezoned 27.97 acres to allow up to 300 multi-family dwelling units.	Approved
2020-099	Rezoned 20.88 acres to allow up to 130 townhome units.	Approved
2020-112	Proposes to rezone 201.5 acres to create a unified development up to 3,405,000 square-feet to non-residential uses, up to 1,450 multi-family dwelling units, and 175 hotel rooms.	Pending

Public Plans and Policies



- The *Northeast District Plan (1996)* calls for Residential up to 8 DUA, Single Family Residential up to 4 DUA, and Residential/Office/Retail 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 up to 8 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	3
Land Use Accessibility	3
Connectivity Analysis	2
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 15

TRANSPORTATION SUMMARY

- The site is located on two minor thoroughfare roads. The petitioner is providing multiple transportation improvements to ensure that connectivity and access to an abutting rezoning petition meets the intent of the policies for safe pedestrian, bicyclist, and vehicular accesses as provided in the Charlotte BIKES, Charlotte WALKS, and Vision Zero plans. The petitioner is providing a fourth leg to the existing intersection along Neal Road and Public Road "A." In addition, the plan includes a 12-foot multi-use path and 8-foot planting strip along Neal Road and a 6-foot sidewalk and 8-foot planting strip along IBM Drive. A left turn lane into the site from IBM Drive is included in the plans. Outstanding issues include a conditional note that signal heads will be included at the intersection of Neal Road and Public Road "A" and updated clarification on the restriping at Neal Road and Public Road "B."
 - **Active Projects:**
 - There are no active projects within the immediate project vicinity.
 - **Transportation Considerations**
 - ~~See Outstanding Issues, Note 1.~~ Addressed
 - **Vehicle Trip Generation:**
- Current Zoning:
- Existing Use: 0 trips per day (based on vacant land).
- Entitlement: 1,205 trips per day (based on 39 single-family units and 107 townhome units).
- Proposed Zoning: 1,150 trips per day (based on 157 townhome, duplex, and triplex 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.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 31 students, while the development allowed under the proposed zoning may produce 25 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Governor's Village (K-8) from 104% to 105%
 - Vance High to remain at 129%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Neal Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 12-inch gravity sewer main located along the center of the 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:** No outstanding issues.
 - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. ~~The 12 foot MUP and 8 foot planting strip should extend along the entire frontage of Neal Road to the intersection of Neal Rd. and IBM Drive.~~ Addressed
2. ~~Update to Comment as a result of 11-16-2020 Site Plan: Add a conditional note that the signal heads will be included at the Neal Road intersection.~~ Addressed
3. ~~New Comment (revised site plan dated 09/14/20) Revise the site plan and conditional notes to re-strip the existing center lane gore striping on Neal Road to accommodate a two way left turn lane, per CDOT's Pavement Marking Guidelines. This re-striping to will provide adequate striping for the proposed full movement intersection at Proposed Road 'B' and Neal Road.~~ Addressed
4. ~~Technical Clarification: The petitioner should revise the site plan to include the site plan linework and proposed roadway improvements on Neal Road and IBM Drive for rezoning petition 2020-035 and label as "for reference only." Please continue to coordinate with this rezoning petitioner to ensure the overall street network and both petition's off-site roadway improvements tie into each other.~~ Addressed

REQUESTED TECHNICAL REVISIONSSite and Building Design

5. ~~Add note to clarify the minimum amenities that will be provided in all open spaces.~~ Addressed
6. ~~Clarify notes 6 and 7 in the architectural standards section to show intent and limit blank wall expanse to 10 feet in all directions.~~ Addressed
7. ~~Clarify note 8 in the architectural section as to how all entrances will connect to sidewalks.~~ Addressed

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

Planner: Michael Russell (704) 353-0225