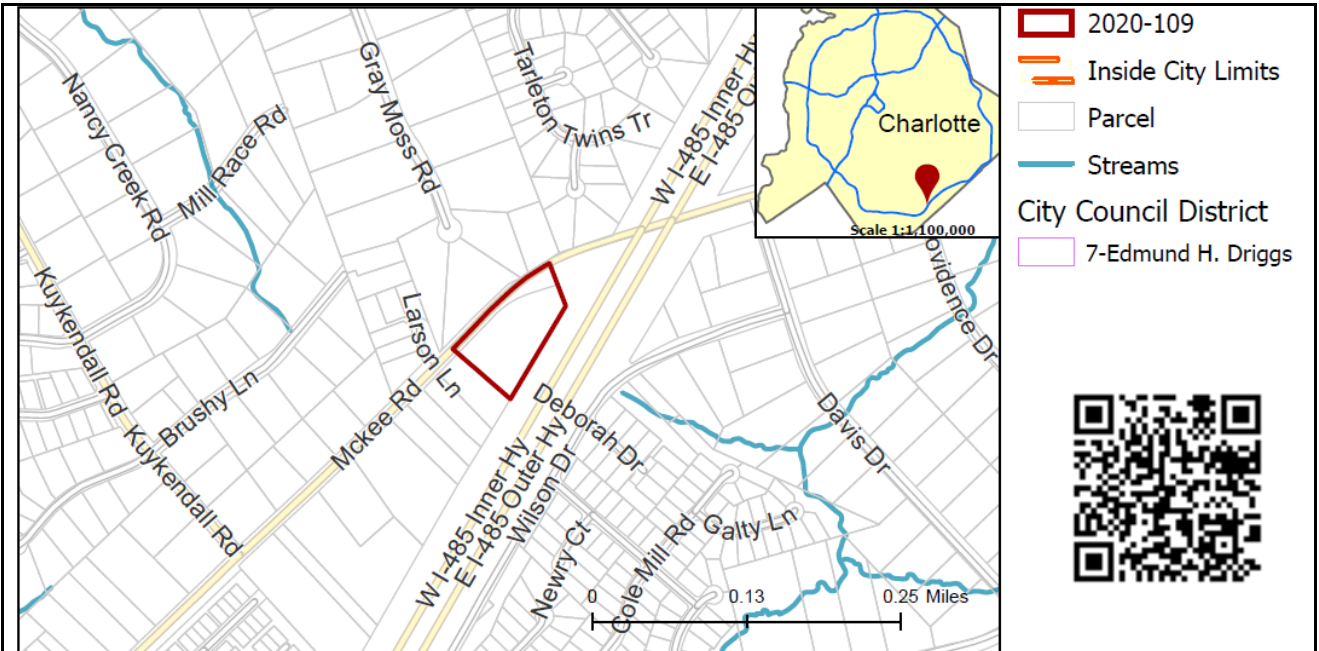


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 2.334 located west of the Interstate 485, along the southeast side of McKee Road.



SUMMARY OF PETITION

The petition proposes to develop up to 18 single family attached dwelling units at a density of 7.7 DUA on the vacant parcel adjacent to I-485 in southeast Charlotte.

PROPERTY OWNER

Lewis RE Group LLC C/O Transcend Group

PETITIONER

Lewis RE Group LLC

AGENT/REPRESENTATIVE

Lewis RE Group LLC (Travis S. Gingras, PE/Henson Foley)

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *South District Plan* recommendation for single family residential development up to 3 units per acre. The density for the petition is also **inconsistent** with the *General Development Policies* which support up to 6 units per acre.

Rationale for Recommendation

- The site is located between McKee Road and I-485 which separate the proposed development from most of the surrounding lower density single family residential.
- The petition proposes a density of 7.7 units per acre. There are existing developments zoned for attached single family

development along the south side of McKee Road adjacent to I-485.

- Moderate density residential development serves as a buffer and transition from I-485 to single family development.
- The proposed site plan provides commitments that reduce impacts and makes the project compatible with surrounding development including:
 - Left turn lane into site and Ordinance required buffers.
 - Building height limited to 40 feet, same as single family zoning.
 - Architectural standards including specified allowed façade materials, usable porches and/or stoops, and offsets or façade treatments to differentiate units.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential use up to 3 DUA to residential use up to 8 DUA for the site.

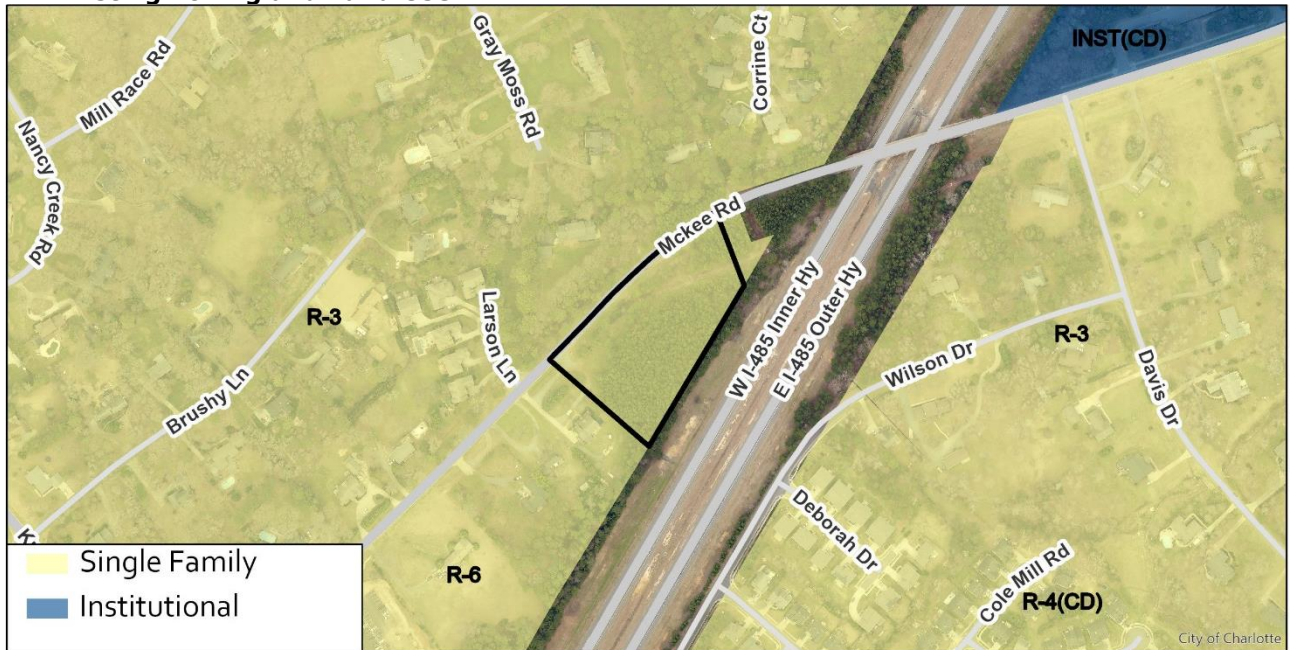
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 18 single family attached dwelling units.
- Building height limited to 40 feet.
- Vehicular access via a shared private drive from McKee Road with new left turn lane into site.
- Dedicates ROW along McKee Road and constructs curb/gutter, 8 foot planting strip and 6 foot sidewalk.
- Commits to each unit having at least a one car garage.
- Provides a minimum of 3 visitor parking spaces within the development.
- Architectural standards including specified allowed building materials, differentiation of units with offsets and/or other architectural features, and usable porches and/or stoops.
- Freestanding lighting capped, shielded and limited to 21 feet in height.

• Existing Zoning and Land Use



The area is predominately developed with single family homes. There are single family attached developments to the south along McKee Road as well as institutional uses to the south and north.



The site is indicated by the red star above.



The site is vacant, there are power line easements cutting through a portion of the frontage and eastern side of the site.



To the west are single family homes facing away from McKee Road.



To the north is a single family home setback from McKee Road and other single family homes that face away from McKee Road.

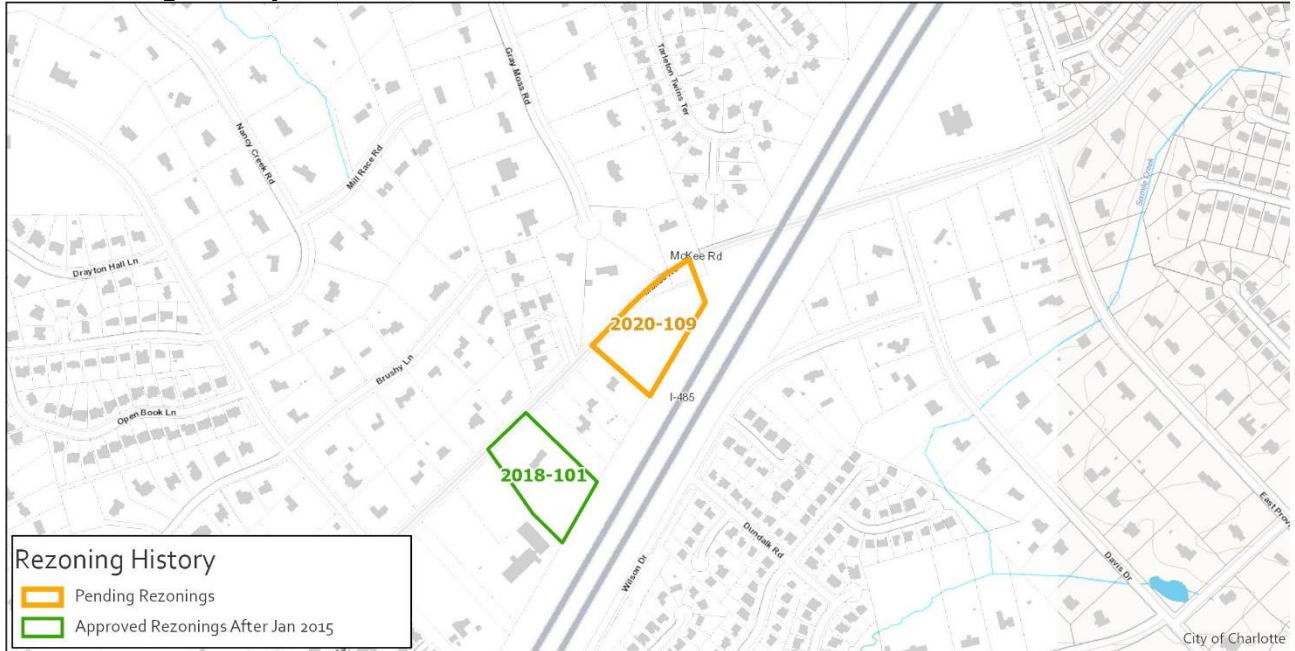


East of the site is I-485.



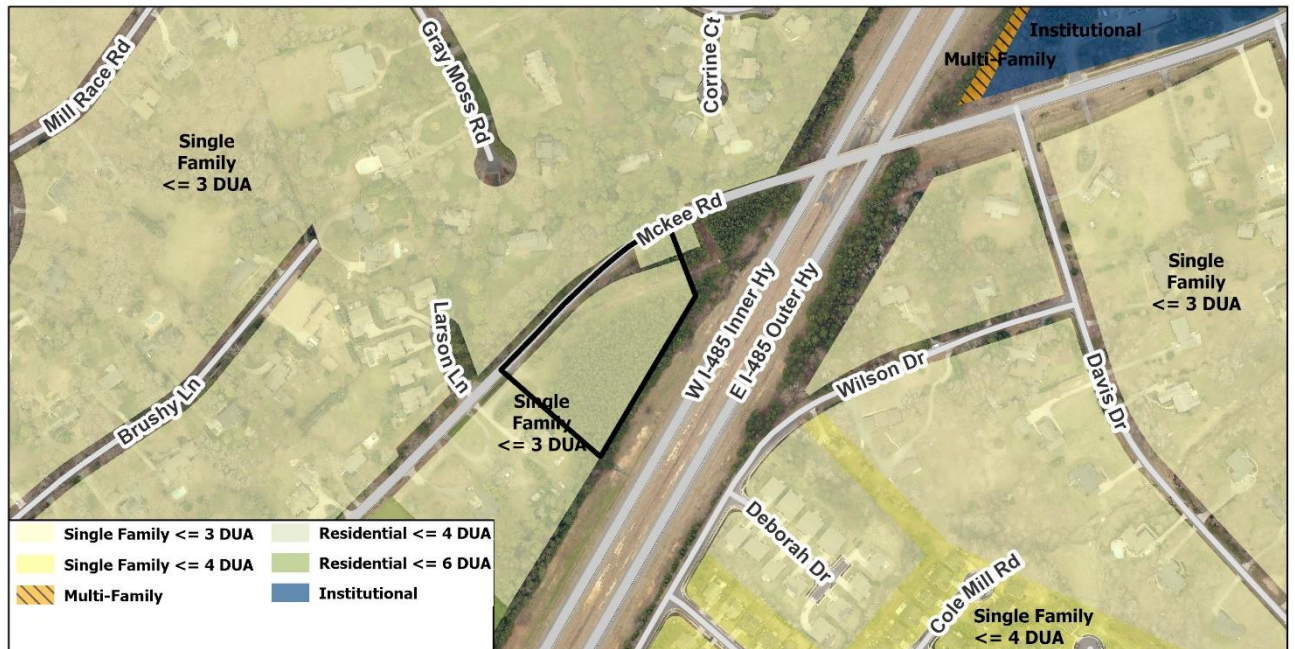
South of the site is a single family home.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-101	2.79 acres south of the site, on McKee Road, from R-3 to R-6 (single family residential).	Approved

- Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential at up to 3 dwelling units per acre for the site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition does not meet the *General Development Policies* locational criteria for the requested density as illustrated in the table below.

Assessment Criteria	Density Category – >6 up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	1
Land Use Accessibility	2
Connectivity Analysis	2
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 10

• **TRANSPORTATION SUMMARY**

- The site is located on McKee Road, a major thoroughfare (State-maintained) road. The petitioner has committed to an 8' planting strip and 6' sidewalk; however, to further bicycle and pedestrian connectivity within the City, as per the Charlotte BIKES plan, CDOT requests a 12' multi-use path in lieu of the required 6' sidewalk. Otherwise, the site has provided a private drive for access to the residential units and provides an internal 5' sidewalk for connectivity. Aside from the multi-use path request, all other CDOT comments have been successfully resolved.
- **Active Projects:**
 - I-485 Express Lanes (NCDOT), TIP# I-5507 Project
 - The I-485 Express Lanes project will add one express lane in each direction along I-485 between I-77 and U.S. 74 (Independence Boulevard). The project will also add one general-purpose lane in each direction along I-485 between Rea Road and Providence Road.
 - Completion 2022 per following website: <https://www.ncdot.gov/projects/i-485-express-lanes/Pages/default.aspx>
- **Transportation Considerations**
 - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 80 trips per day (based on 6 single family homes).

Proposed Zoning: 95 trips per day (based on 18 single family attached units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 4 students, while the development allowed under the proposed zoning may produce 6 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 2 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - McKee Road Elementary at 102%
 - Jay M. Robinson Middle at 114%
 - Providence High at 107%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along McKee Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along McKee Road. No outstanding issues.
- **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 outstanding issues.

OUTSTANDING ISSUESTransportation

1. The site plan and conditional note(s) need to include an 8-foot planting strip on McKee Road per Chapter 20/Chapter 19. CDOT requests a 12-ft Multi Use Path in lieu of the required 6-foot sidewalk per the Charlotte BIKE Policy (primarily due to land use context and lack of frequent driveways). Both items need to be labeled and dimensioned from the back of curb and gutter and road centerline on the site plan.
-

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

Planner: John Kinley (704) 336-8311