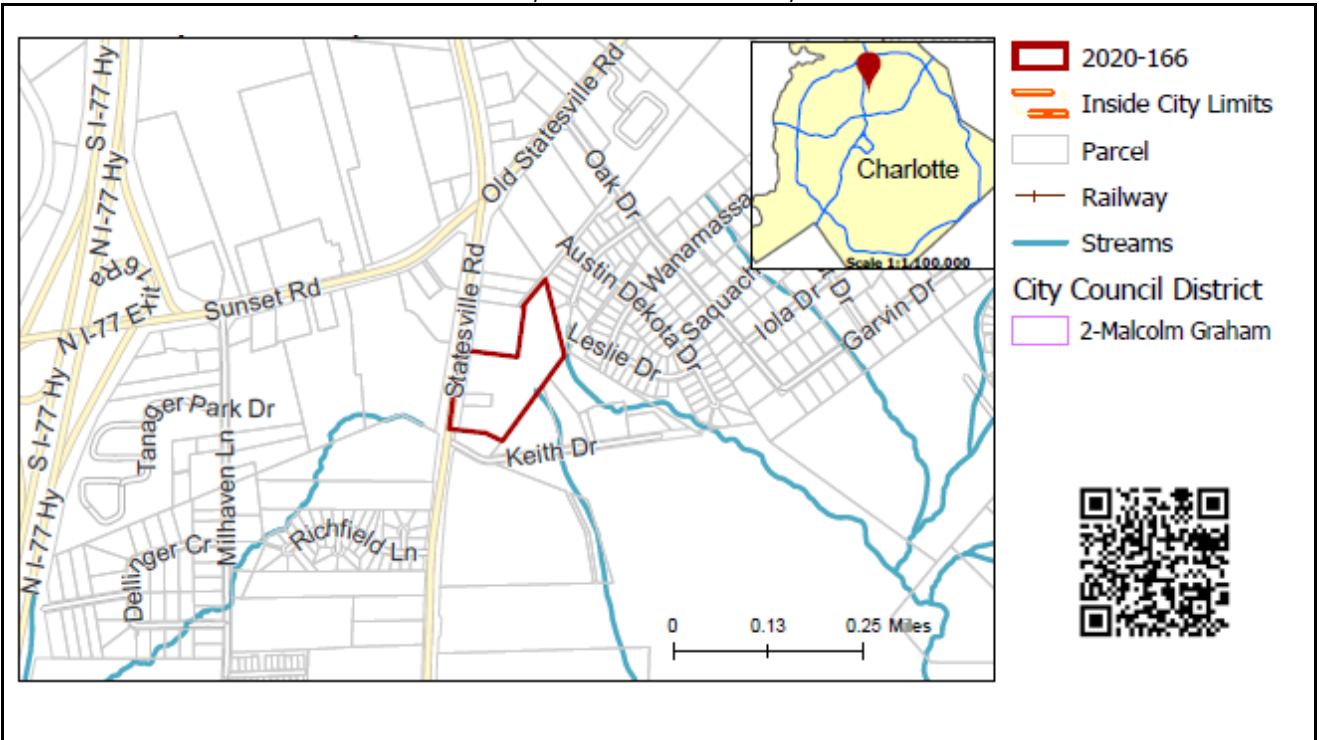


REQUEST

Current Zoning: O-1 (CD) (office, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 8.73 acres located along the east side of Statesville Road, north of Keith Drive, and south of Sunset Road.



SUMMARY OF PETITION

The petition proposes up to 156 multi-family dwelling units with accessory uses on vacant land with a density of 17.8 dwelling units per acre.

PROPERTY OWNER

BV Belk Jr.

PETITIONER

C4 Investments, LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen

COMMUNITY MEETING

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

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site design.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan (1996)* recommendation of office uses.

Rationale for Recommendation

- This petition proposes up to 156 multi-family dwelling units for a density of 17.8 dwelling units per acre (DUA).
- At a density of 17.8 DUA, the petition is slightly denser than the General Development Policies recommendation of between twelve to seventeen dwelling units per acre.

- The introduction of 156 new dwelling units will contribute to increased diversity in housing options in this area.
- The petition proposes to enhance the pedestrian environment by providing a minimum of a 5-foot sidewalk along the Site's internal parking area that will link to the proposed buildings on the Site and to the sidewalks along Statesville Road.
- The site commits to a 30-foot class C buffer where the Site abuts existing single-family homes, insuring an appropriate transition from the proposed multi-family use to the single-family neighborhood behind it.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan (1996)* from Office use to Residential up to 22 DUA for the site.

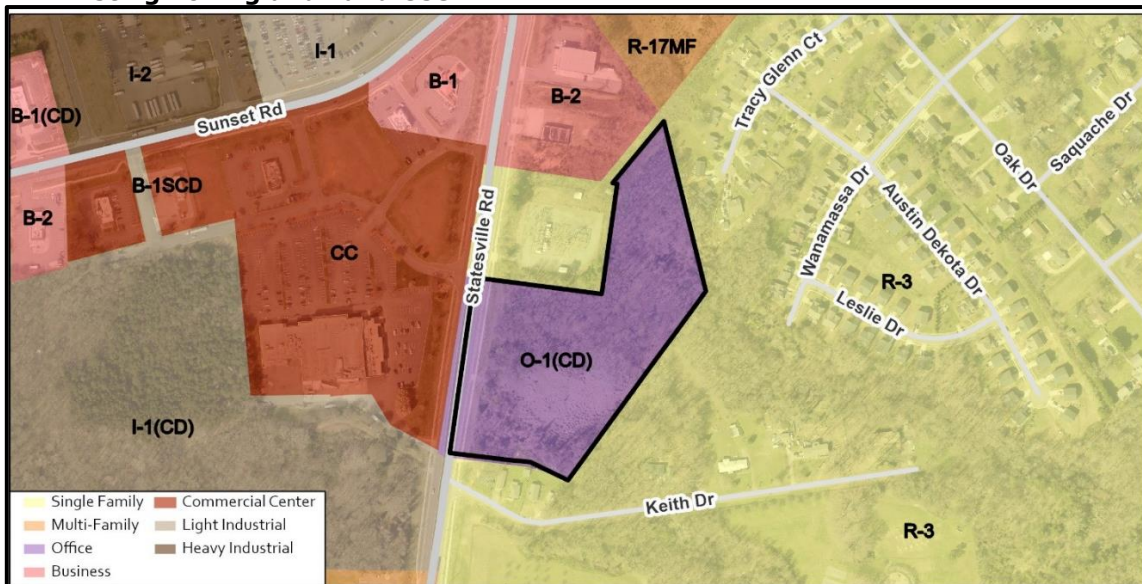
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 156 multi-family dwelling units with a maximum of 10 buildings.
- Commits that all multi-family apartments will maintain monthly rents that are income restricted for households that earn up to 80% of the area median income for a period of 30-years.
- Access to the Site will be from Statesville Road.
- Provides a 5-foot sidewalk along the Site's internal parking area that will link to the proposed buildings on the Site and to the sidewalks along Statesville Road.
- Provides a 30-foot Class B buffer where it abuts single family homes.
- Proposes an amenity area and clubhouse.
- Architectural details include:
 - Buildings exceeding 135-feet in length will include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10-feet wide and shall project or recess a minimum of 4-feet extending through the building.
 - The building materials will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, canopies, and on handrails/railings; concrete masonry units not architecturally finished are prohibited as a building material.
 - Building elevations will be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

• Existing Zoning and Land Use



The subject property is vacant. The surrounding land uses include single family homes, retail and commercial uses.



The subject property is denoted by a red star.



The property to the south along Keith Drive is developed with single family homes.



The property to the west across Statesville Road is developed with Sunset Crossing shopping center.

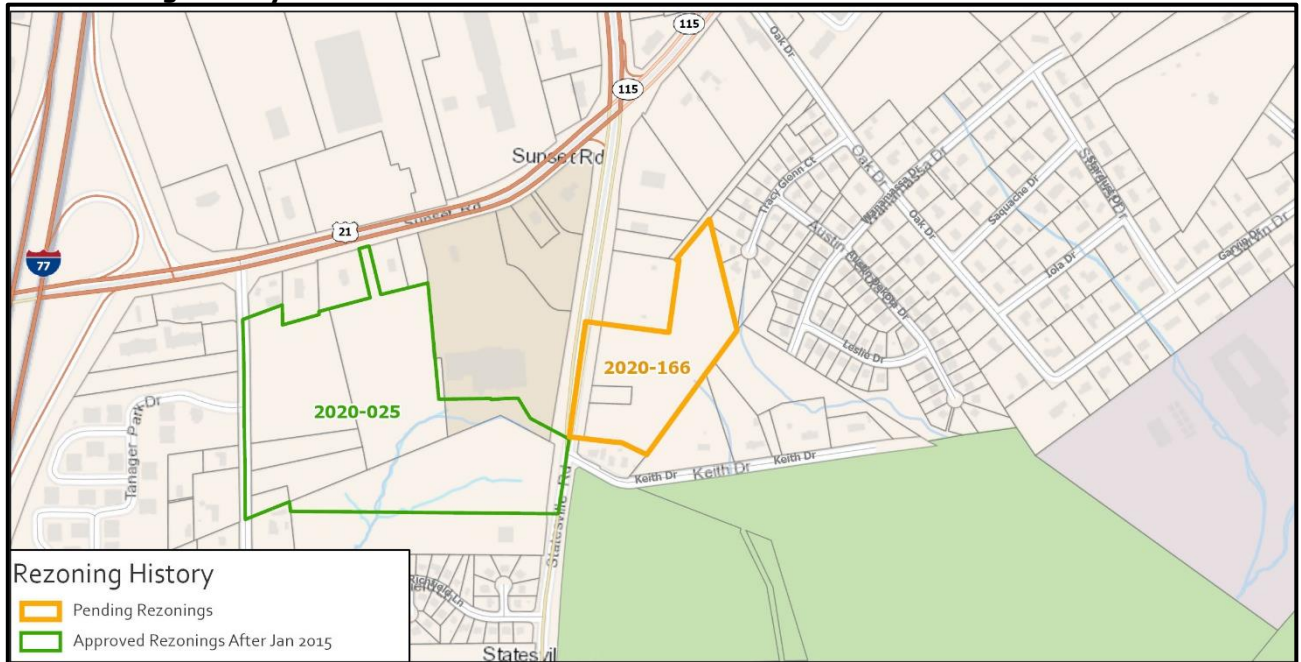


The property to the west along Wanamassa Drive is developed with single family homes.



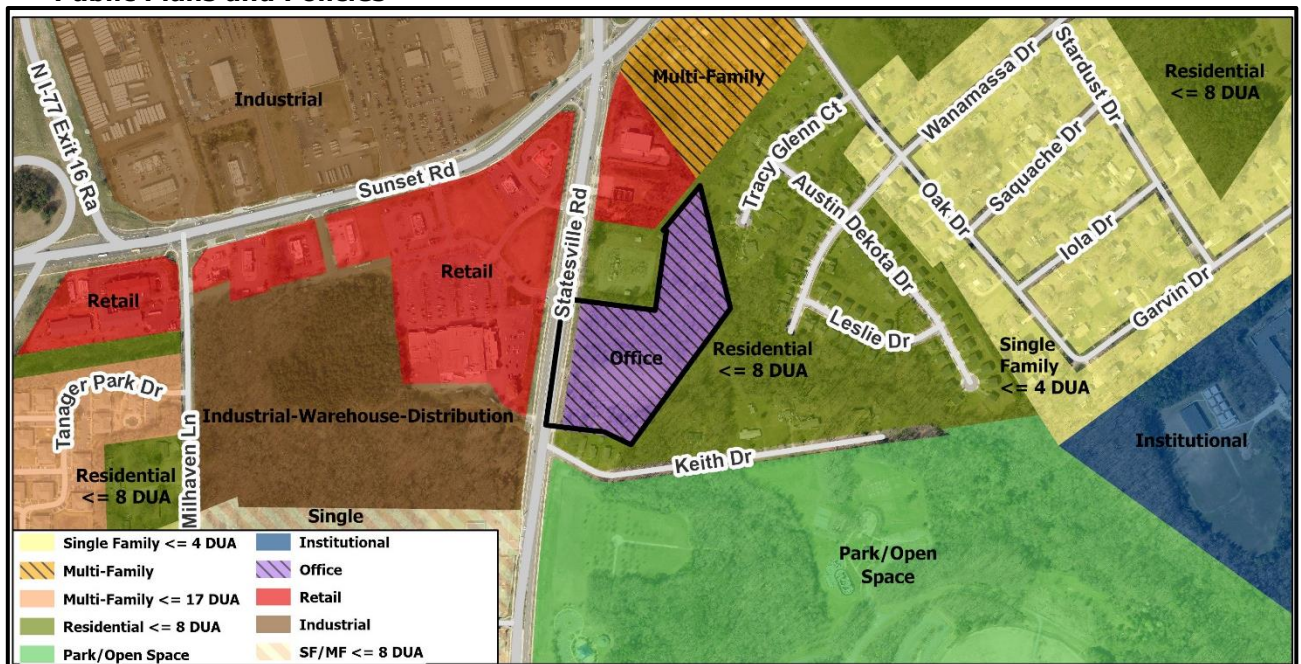
The property to the north along Statesville Road is developed with a power substation.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-025	Rezoned 26.32 acres to allow up to 450,000 square-feet of warehousing, warehouse distribution, manufacturing, and office uses.	Approved

• Public Plans and Policies



- The *Northeast District Plan* (1996) calls for office uses for the site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre.
- After running the General Development Policies analysis, the petition's density of 17.8 dwellings per acre was slightly higher than the General Development Policies locational criteria for consideration of up to 17 DUA as illustrated in the table below. However, the petition meets the next highest category, which would consider over 17 dwellings per acre to be appropriate.

Assessment Criteria	Density Category – up to 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	2
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 13

- **TRANSPORTATION SUMMARY**

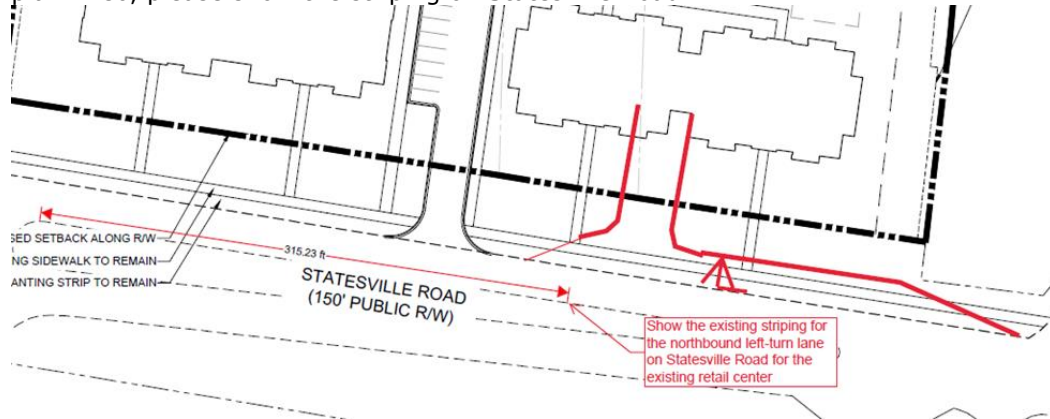
- The site is located on a State-maintained major thoroughfare road (Statesville Road). Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to, adding clarifying language associated with the right-of-way and including the right-turn lane design features on the site plan and in conditional note(s).
- **Active Projects:**
 - There are no active projects within the immediate vicinity.
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-2.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 930 trips per day (based on 87,300 square-feet of office use).
 - Proposed Zoning: 850 trips per day (based on 156 multi-family 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 zero students, while the development allowed under the proposed zoning may produce 19 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 19 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Winding Springs Elementary remains at 131%.
 - James Martin Middle remains at 74%.
 - North Mecklenburg High remains at 114%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Statesville Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 400-feet north of the rezoning boundary on Statesville Road. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** See Outstanding Issues, Note 5.
 - **Urban Forestry:** See Outstanding Issues, Notes 3-4.
- **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. Please include the taper and storage lengths of the turn lane within a conditional note and on the site plan. Also, please show the striping on Statesville Road.



2. Revise conditional note (Section 3.d.) to commit to establish the setback at the dedicated right-of-way limits, to match the call-outs included within the proposed site plan.

Environment

3. Adjust tree save location outside of Duke right-of-way.
4. Adjust tree save areas to insure adequate tree coverage.
5. Please add the following note under Environmental features: For parcels receiving storm water discharge from the site, the petitioner shall analyze the adequacy of the existing storm water conveyance between the site discharge point to and including Keith Drive. If an existing storm water conveyance within the specified analysis limits is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the parcel(s).

Site and Building Design

6. Please provide the minimum area and amenities that will be provided for the amenity area.

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

Planner: Michael Russell (704) 353-0225