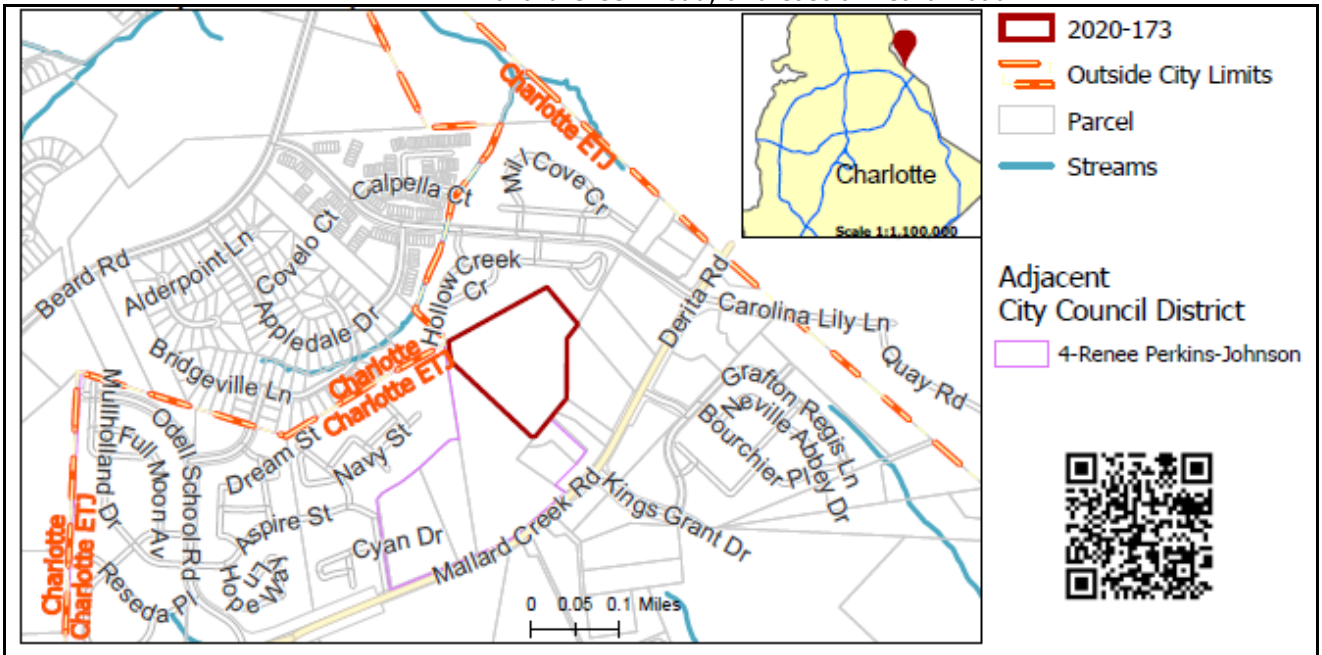
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-173
Pre-Hearing Staff Analysis
April 19, 2021

REQUEST	Current Zoning: R-3 (single family residential) and UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 9.3 acres located south of Carolina Lily Lane, west of Mallard Creek Road, and east of Beard Road.



SUMMARY OF PETITION	The petition proposes to develop up to 150 age-restricted multi-family units in one building with a density of 16.13 dwelling units per acre.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Stewart Phyllis FC Odell School, LLC Collin Brown & Brittany Lins, Alexander Ricks, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the *Northeast Area Plan (2000)* recommendation of residential use, but **inconsistent** with the density recommendation of 12 dwelling units per acre (DUA). <u>Rationale for Recommendation</u> • This petition proposes a senior multi-family development of up to 150 dwelling units, for a density of 16.13 DUA. • While this density is higher than what the area plan recommends, this residential use is consistent with the area plan's recommendation to have a development pattern with varying densities and types of housing. • Introducing senior housing to this area will accommodate for the growth of the senior population in Charlotte, and the location of

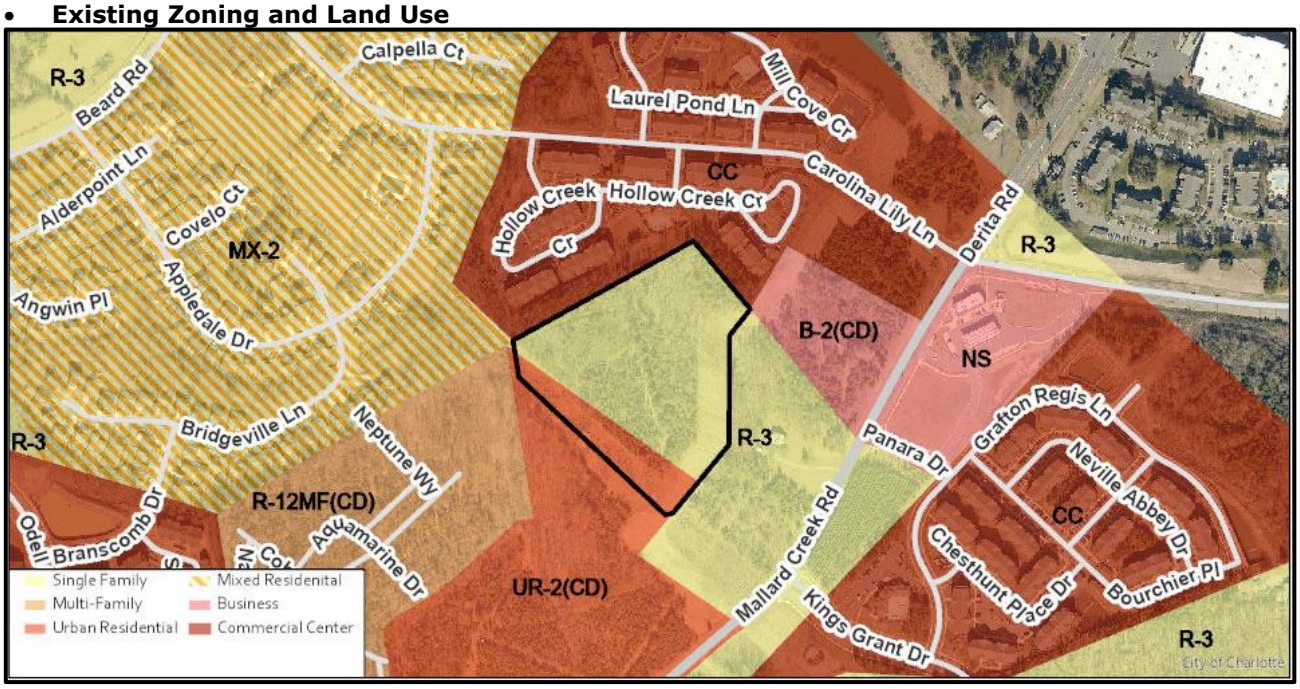
multi-family along Mallard Creek Road is conducive to the growing Concord Mills activity center about a mile north of the site.
- This petition's request for multi-family use is in character with surrounding parcels, as the two recently approved rezonings to the left of the site, 2017-179 and 2018-067, were approved for multi-family and single-family attached use.
- This petition commits to sidewalk extensions between all public and private streets, and proposes a unified streetscape including lighting, landscaping, and appropriate street furnishings throughout the development.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from Residential up to 12 DUA to Residential up to 17 DUA for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 150 senior multi-family units in one building.
  - Access for the site will be provided by the public street network constructed as a part of the adjacent Mallard Creek Townhome Development.
  - Provides a 7,000-square foot amenity area with landscaping, benches, and pool area.
  - Commits to sidewalk extensions between all public and private streets.
  - Architectural details include:
    - The principal building may use a variety of building materials with a combination of glass, brick, metal, natural stone, pre-cast stone, stucco.
    - Buildings exceeding 120-feet in length will include one or more modulations of the building massing/facade plane such as recesses, projections, and architectural details. Modulations will be a minimum of 5-feet wide and project or recess a minimum of one-foot extending through a full floor.
    - Building elevations designed with vertical bays or articulated architectural facade 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.
    - Long pitched or flat roof lines will avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

- **Existing Zoning and Land Use**



Surrounding land uses include multi-family apartments, single family homes, and retail uses.



The subject property is denoted with a red star.



The property to the north along Carolina Lily Lane is developed with multi-family apartments.



The property to the south along Mallard Creek Road is developed with a single-family home.

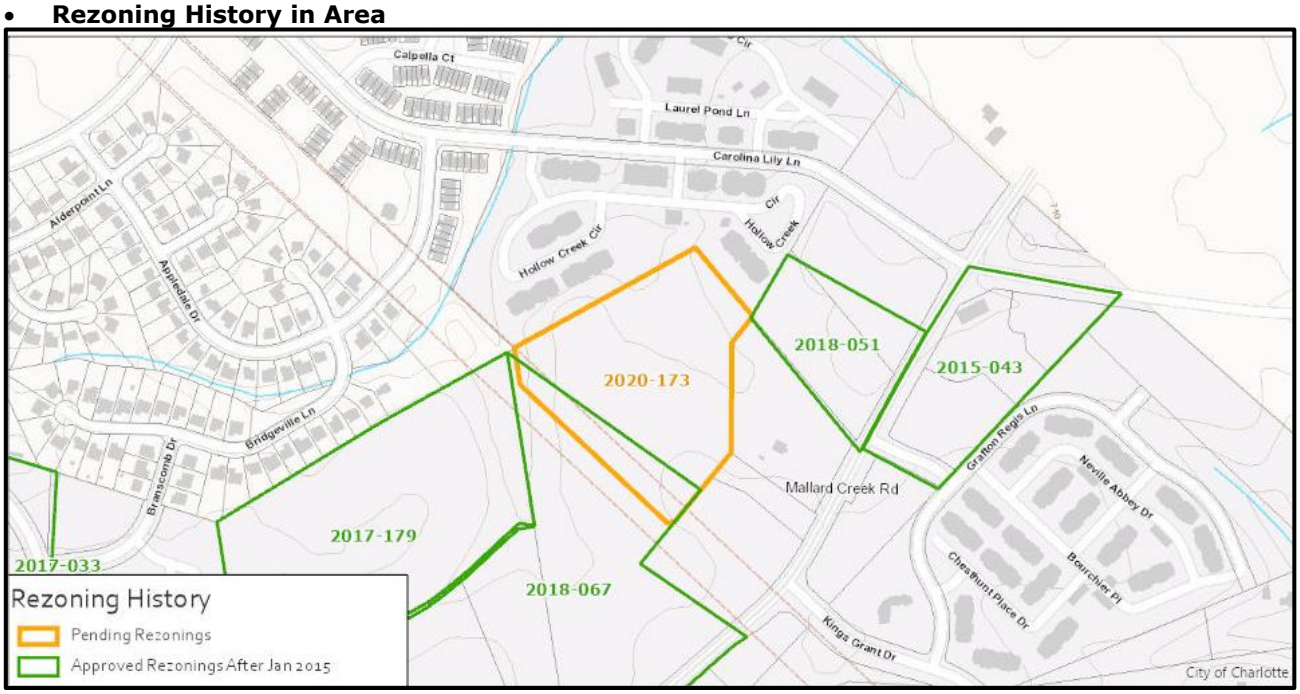


The property to the west along Odell School Road is developed with multi-family apartments.



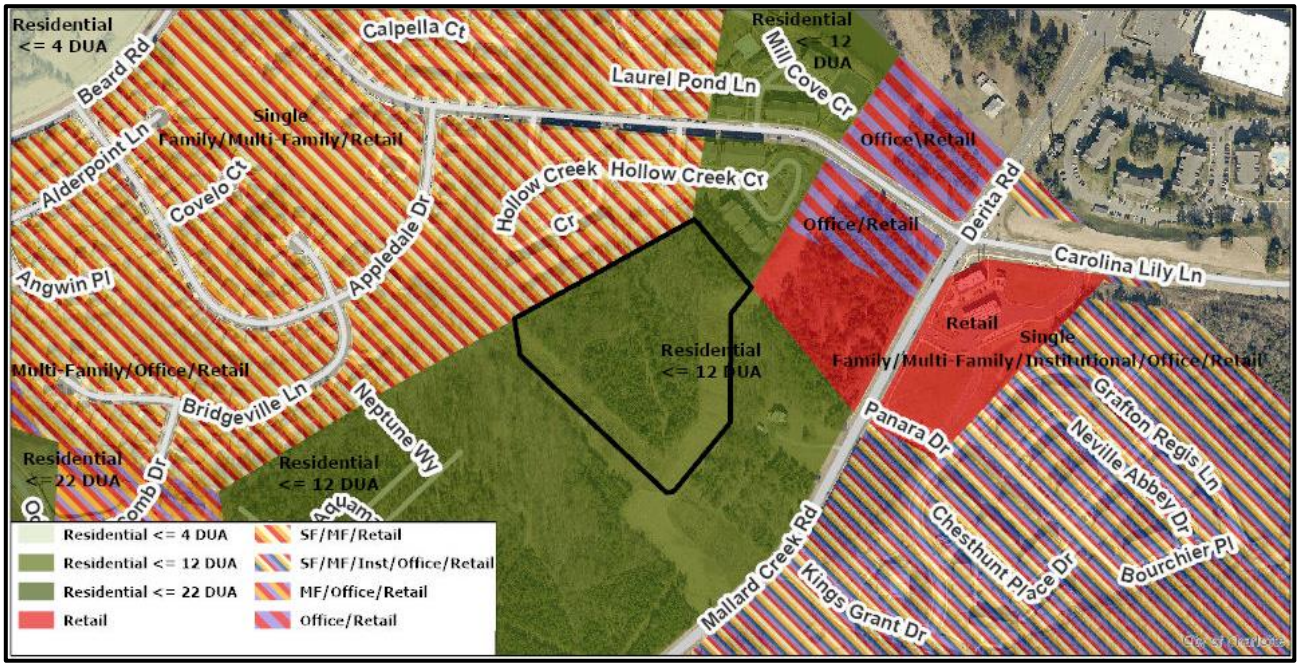
The property to the east across Mallard Creek Road is developed with multi-family apartments.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-043	Rezoned 4.98 acres to allow up to 20,000-square feet of commercial uses, with one accessory drive-through service window.	Approved
2017-033	Rezoned 29.01 acres to allow up to 322 multi-family units.	Approved
2017-179	Rezoned 19.52 acres to allow up to 234 multi-family units.	Approved
2018-051	Rezoned 3.72 acres to allow a 4,200 square-foot car wash and a fuel canopy with 12 fuel stations.	Approved
2018-067	Rezoned 18.06 acres to allow up to 186 townhouse units.	Approved

- **Public Plans and Policies**



- The *Northeast Area Plan (2000)* calls for Residential up to 12 DUA.

- **TRANSPORTATION SUMMARY**
  - This site is located near Kings Grant Drive (privately maintained, local street) and Mallard Creek Road (State-maintained, major thoroughfare). The vehicular access for the site will be provided by the public street network constructed as a part of the adjacent Mallard Creek Townhome Development. Additionally, in-line with the City's WALKS policy, the petitioner has committed to provide a pedestrian network that will connect to the adjacent Mallard Creek Townhomes' pedestrian infrastructure. CDOT has no outstanding items with this petition.
  - **Active Projects:**
  - Mallard Creek Rd. Widening (NCDOT TIP U-6032)
  - Widen Mallard Creek Road to 6 lanes from I-485 to Concord Mills Boulevard.
  - Project status: Right-of-way acquisition in 2022, construction in 2025 – schedule subject to delay.
- **Transportation Considerations**
  - No outstanding issues
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 0 trips per day (based on vacant land).
  Entitlement: 315 trips per day (based on 27 single family dwellings).
  Proposed Zoning: 580 trips per day (based on 150 senior 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:** Age-restricted housing, no significant CMS impact.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at www.rezoning.org
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: Michael Russell (704) 353-0225