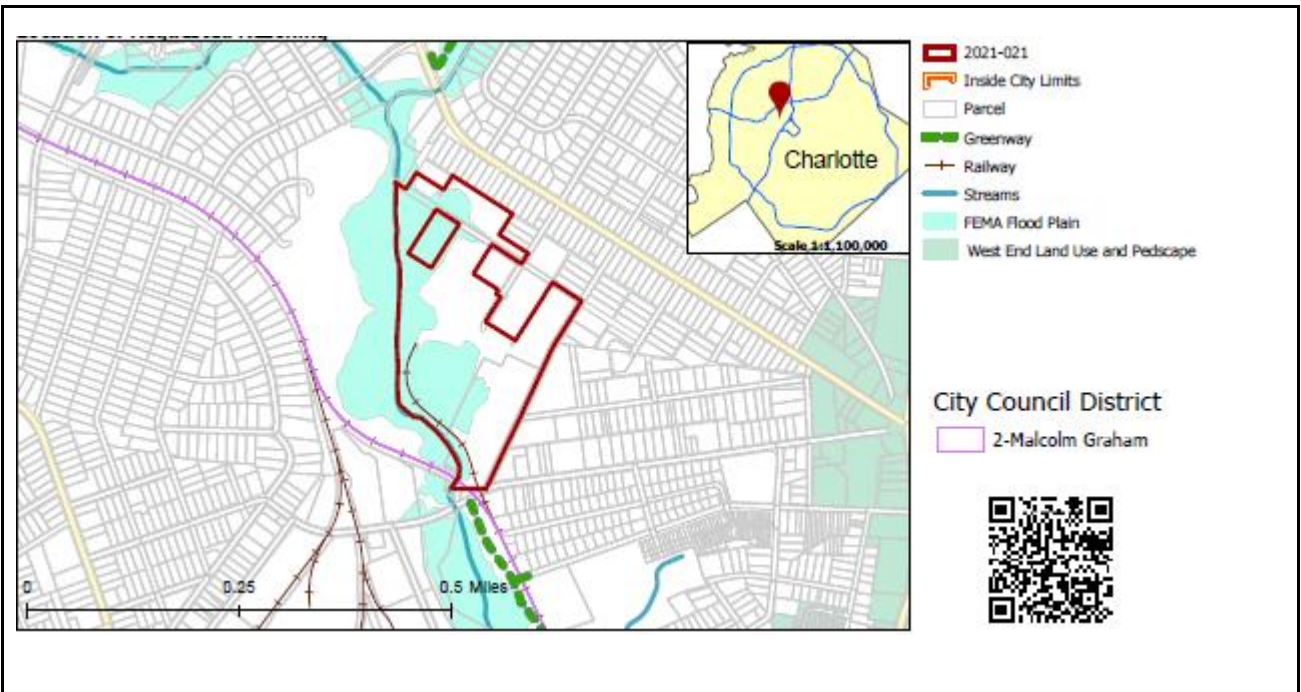


REQUEST

Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

LOCATION

Approximately 27.65 acres located on the north side of State Street, southwest of Rozzelles Ferry Road, and east of Tuckaseegee Road



SUMMARY OF PETITION

The petition proposes to amend an existing approved rezoning plan (petition 2016-112) to increase the maximum amount of residential dwelling units for the redevelopment of an existing mill building in west Charlotte.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Savona Resi Project LLC, C/O Portman Holdings LLC
Portman Residential
Collin Brown and Brittany Lins, Alexander Ricks

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 20

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, and requested technical revisions related to transportation and site and building design.

Plan Consistency

The petition is **consistent** with the *Central District Plan* office/retail/residential land use recommended for this site as amended by rezoning petition 2016-112 which was approved in 2019.

The petition is **inconsistent** with the *Central District Plan* recommendation for greenway uses for a portion of the site.

Rationale for Recommendation

- The proposed added uses are consistent with the adopted recommended land use for the site, as amended by rezoning petition 2016-112. This petition does add new development area to a portion of the site that was previously recommended for greenway uses. The greenway recommendation will remain on the area being used for the greenway.
- The increase of 410 residential units (650 units total) is compatible with the surrounding land uses in the area and are within one mile of two CATS Gold Line transit stops, and within 500 feet of a bus stop.
- The site also sits along the existing and future extension of the Stewart Creek Greenway being developed by Mecklenburg County Park and Recreation Department, which provides recreational opportunities for residents. The petitioner has already dedicated and conveyed a portion of the property for the greenway under the previously approved site plan.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from greenway to office/retail/residential use for a portion of the site.

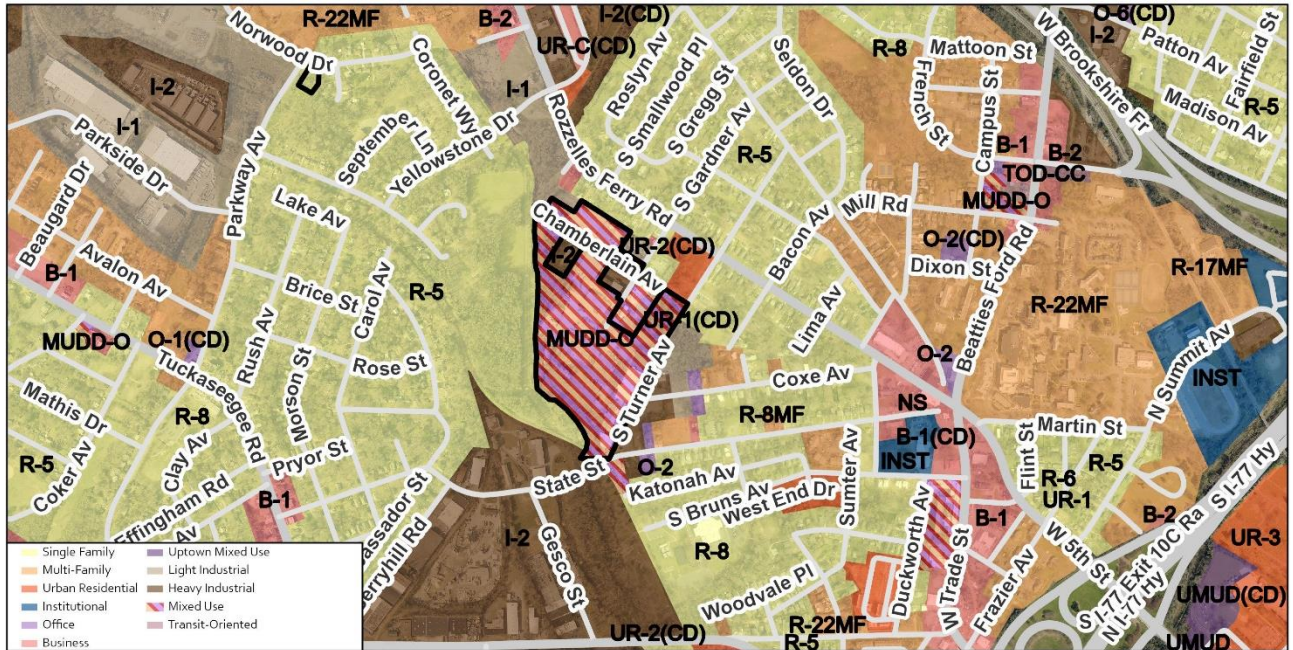
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Requests an additional 410 residential units from the previously approved rezoning plan which would allow a total of 650 units onsite.
- Shows the location of proposed new building envelopes and allows new development within the area formerly labeled "Development Area E".
- Updates and increases the building height to 90' and six (6) stories on limited areas of the site and identifies areas on the plan that the height is limited to 70' and four (4) stories.
- Adds the following uses to the prohibited uses table:
 - Adult Establishments
 - Nursing Homes; and
 - Police and fire stations.
- Amends the conversion table to limit the total amount of retail area to 47,000 square feet.
- Adds the following note to the plan:
 - "In order to break up the length of Residential Building 9, as labeled on the rezoning plan, the petitioner shall ensure that Building 9 contains undulation of a minimum depth of two (2) feet to interrupt the building length that exceeds 105 feet, on both sides of the building (both fronting Chamberlain Avenue and facing towards the proposed parking lot towards Rozzelles Ferry Road."
- Provides increased landscaping/screening requirements through a minimum 6' tall opaque privacy fence and enhanced landscaping (10' wide meeting Class C buffer standards) along the property boundary towards the single family homes along Rozzelles Ferry Road along with a low wall/ landscaping along the Chamberlain Road frontage.

• **Existing Zoning and Land Use**



The site was rezoned to MUDD-O to redevelop the Savona Mill property under petition 2016-112 in July 2019. The area consists of mostly single family residential, industrial zoned property (vacant and warehouse), and park/greenway.



The site is surrounded by a park, industrial uses, and residential. The subject property is marked with a red star.



The properties to the north consist of single family residential, multi-family residential, and industrial developed properties. The subject property is marked with red stars.



The properties to the west are developed with industrial uses.

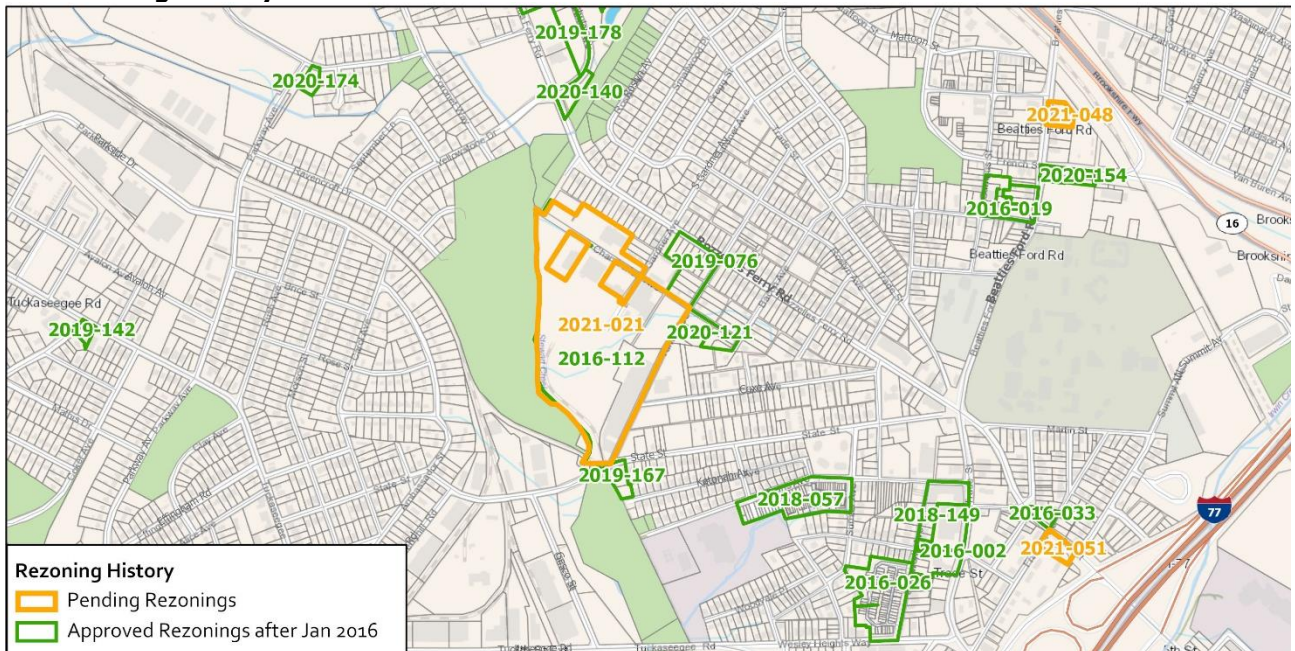


The properties located to the south are developed with an automotive repair business and a greenway. The automotive repair business was recently rezoned to MUDD-O under petition 2019-167.



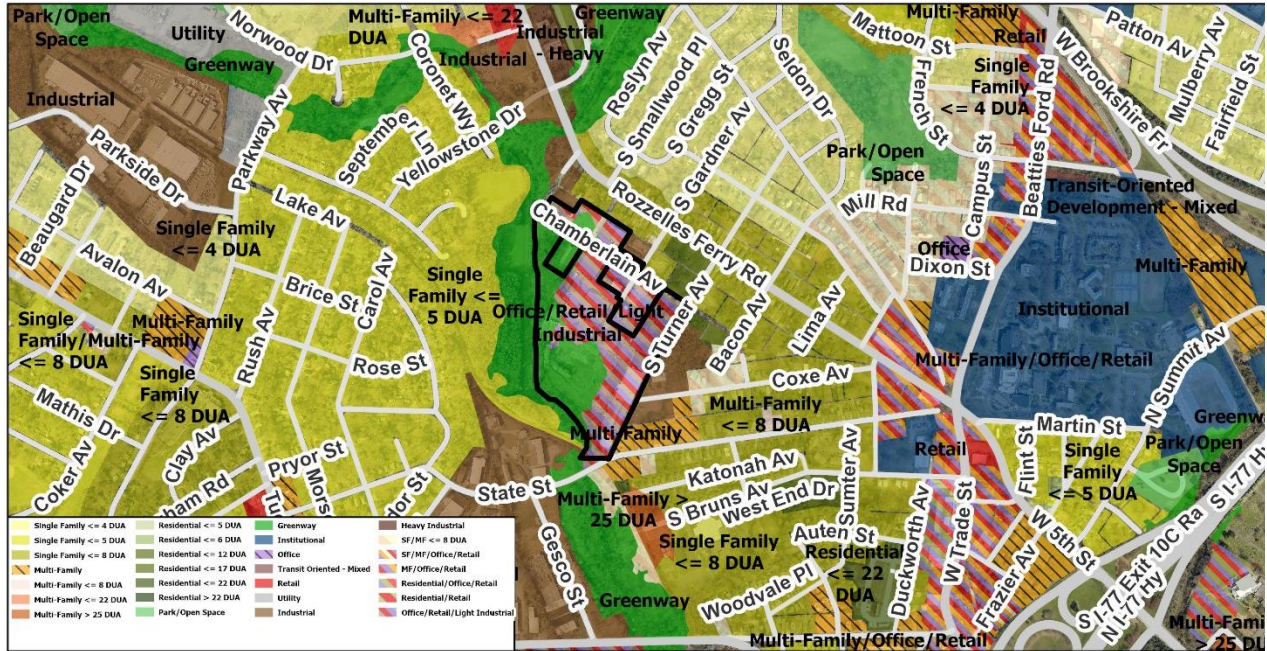
The property to the west is a park and greenway. The subject property is marked with a red star.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-002	This petition rezoned property to R-8(CD) (single family residential, conditional) and B-1 PED-O (neighborhood business, pedestrian overlay, optional) to allow an additional 13 feet of height in order to enclose a portion of the existing roof terrace on top of the parking deck for Mosaic Village and includes a new parcel on Duckworth Avenue for tree save.	Approved
2016-019	This petition rezoned property to MUDD-O (mixed use development, optional) and MUDD-O(PED) (mixed use development, optional, pedestrian overlay) to allow institutional uses associated with Johnson C. Smith University.	Approved
2016-026	This petition rezoned property to UR-3(CD) PED-O (urban residential, conditional, pedestrian overlay, optional) and UR-3(CD) PED-O SPA (urban residential, conditional, pedestrian overlay, optional, site plan amendment) to allow 85 single family attached units.	Approved
2016-033	This petition rezoned property to allow all uses permitted in the UR-1 (urban residential) district.	Approved
2018-057	This petition rezoned property UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment) to allow a townhome development.	Approved
2018-149	This petition rezoned the existing Mosaic Village and adjacent parcels to allow its expansion and all uses in MUDD (mixed use development).	Approved
2019-076	This petition rezoned site to UR-2(CD) (urban residential, conditional) to develop the site with 47 townhome units.	Approved
2019-142	This petition rezoned site to MUDD-O to allow an eating, drinking, and entertainment establishment.	Approved
2019-167	This petition rezoned property to MUDD-O to construct a 104-unit multifamily development.	Approved
2019-178	This petition rezoned site to UR-C(CD) (urban residential – commercial, conditional) to develop 133 townhome units.	Approved
2020-121	This petition rezoned site to UR-2(CD) to develop up to 15 single family attached units.	Approved
2020-140	This petition rezoned site to UR-2(CD) to permit the development of up to eight single family attached residential units.	Approved
2020-154	This petition rezoned property to allow to all uses within the TOD-CC PED (transit oriented development, community center, pedestrian overlay) zoning district.	Approved
2020-174	This petition rezoned property to allow all uses in the R-8 (single family residential) district.	Approved
2021-048	This petition proposes to rezone property to NS (neighborhood services).	Pending
2021-051	This petition proposed to rezone property to UR-2(CD) with 5 year vested rights.	Pending

• Public Plans and Policies



- The *Central District Plan* as amended by rezoning petition 2016-112, recommends mixed-use development residential, office and retail for this site, retaining the historic Savona Mill as an adaptive reuse building. The *Central District Plan* also recommends greenway uses for a portion of the site.

• TRANSPORTATION SUMMARY

- The site is located on a City-maintained collector road (South Turner Avenue). A Traffic Impact Study (TIS) is triggered for this site due to the trip generation being over the 2,500 vehicle trips per day threshold. The TIS was approved by CDOT April 20, 2021. The petitioner has committed incorporating traffic calming measures along Turner Avenue and providing two pedestrian street crossings across Rozzelles Ferry Road at Turner Avenue and Stewart Avenue. In accordance with the City's WALKS and BIKES policies, the petitioner has committed to construct a 12-foot shared-use path, along Stewart Creek, that will connect Rozzelles Ferry Road to State Street and establish off-site sidewalk connections, upon successful coordination with adjacent property owners during plan permitting. Site plan revisions are needed to correct minor plotting issues on the plans to clean up the final set. Further details are listed below.

• Active Projects:

- Stewart Creek Greenway (State Street to Yellowstone Drive)
 - https://www.mecknc.gov/ParkandRec/CapitalProjects/PublishingImages/Stewart_Creek_Board_4-8-19_Optimized.pdf
 - Out for Bid, expected Construction Spring 2021
 - Mecklenburg County/NCDOT project

• Transportation Considerations

- See Technical Revisions, Note 5.

• Vehicle Trip Generation:

Current Zoning:

Existing Use: 120 trips per day (based on 45,645 SF warehouse).

Entitlement: 8,213 trips per day (based on Commercial Maker Space 23,000 SF, 200

Apartments, 40 Townhomes, 32,000 SF Church, 190,000 SF Office, and 45,000 SF Retail).

Proposed Zoning: 9,650 trips per day (based on 243,000 SF general office, 47,000 SF shopping center, and 650 apartments).

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:** 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 44 students (22 elementary, 10 middle, 12 high) students, while the development allowed under the proposed zoning may produce 119 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 75 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Ashley Park Pre-K-8 from 114% to 136%
 - West Charlotte High from 96% to 98%.
- **Charlotte Water:** No comments submitted.
- **City Arborist:** No comments submitted.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. ~~CDOT and the petitioner will need to review and confirm the paper right of way language proposed for Stewart Avenue improvements, as included within conditional note (Section V.c.3.b). Please review the conditional note to clarify maintenance responsibilities. The City will not accept maintenance for unmaintained right of way. Site plan and conditional note(s) revisions on sheet numbers RZ-02 and RZ-04 are needed to commit to constructing a 12-foot shared-use path connection per CLDSM standard detail number 10.42, Charlotte WALKS and Charlotte BIKES Council adopted policies.~~ **Addressed**

Site and Building Design

2. Limit building height to under 3 stories in Development Area A1.
3. ~~Add note indicating parking on all levels of parking decks will be screened from view with decorative or architectural louvers or panes so that no cars are visible from public rights of way.~~ **Addressed**

REQUESTED TECHNICAL REVISIONSSite and Building Design

4. Please check font on plans. There are dotted lines covering text and text not showing up on plan.

Transportation

5. Revise the site plan and conditional notes to correct plotting issues. Examples are provided in the memo.

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

Planner: Lisa Arnold (704) 336-5967