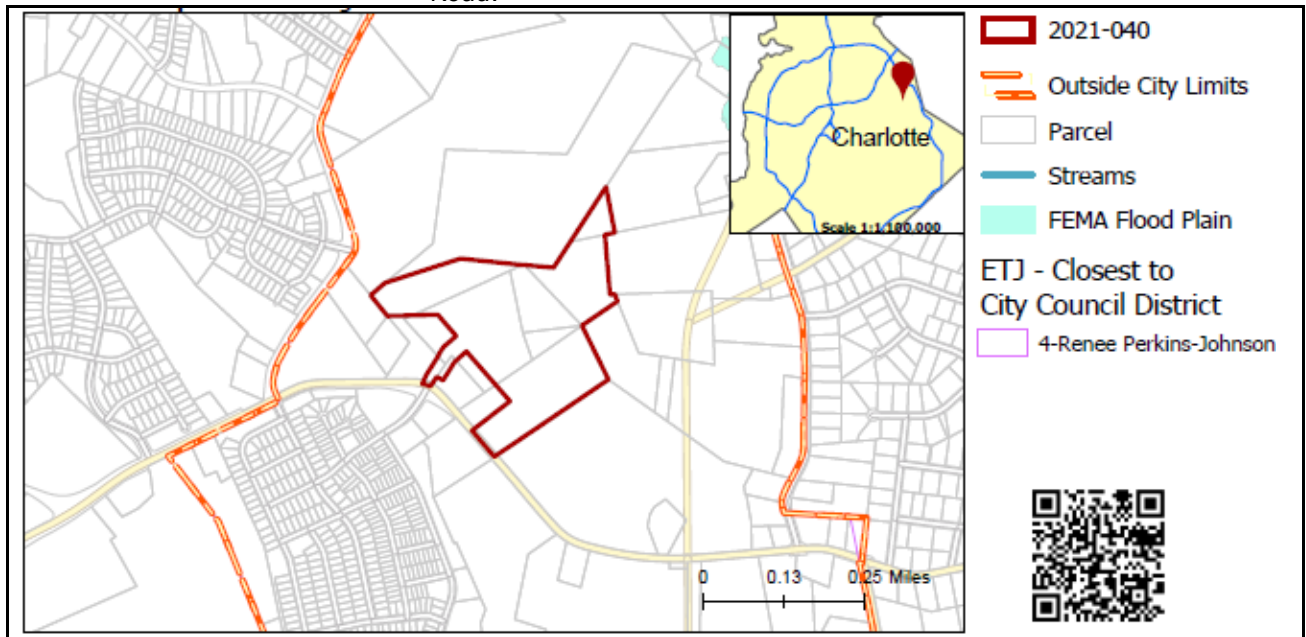


REQUEST

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

LOCATION

Approximately 41.50 acres located along the northern portion of Rocky River Road between John Russell Road and Back Creek Church Road.



SUMMARY OF PETITION

The petition proposes to rezone approximately 41.5 acres to a conditional multi-family district to permit the construction of up to 200 single family attached dwelling units at a density of 4.81 dwelling units per acre (DUA).

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Multiple owners; see signature sheet
Mattamy Homes
Collin Brown, Brittany Lins; Alexander Ricks, PLLC

Meeting is required and has been held. Report available online.
Number of people attending the Virtual Community Meeting: 6

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of one requested technical revision related to transportation.

Plan Consistency

The petition is **consistent** with the *Rocky River Road Area Plan's* (2006) recommendation for residential uses but **inconsistent** with the Plan's recommended density of four dwelling units per acre (DUA).

Rationale for Recommendation

- The request is consistent with the plan's recommendation of residential land uses at this site.
- The requested density is only slightly above the recommended density of the site and remains under five DUA (4.81 DUA overall).
- The proposed project facilitates the Rocky River Road Area Plan's vision as stated that the area should offer a balanced mix of land uses and housing opportunities.

- Land use goals for this area include encouraging a mixture of housing types and allowing intensification of land uses in areas with complementary land uses and supporting infrastructure.
- The general land use pattern in the area includes residential developments of complementary density.

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Road Area Plan* from residential uses up to four DUA to residential uses up to five DUA for the site.

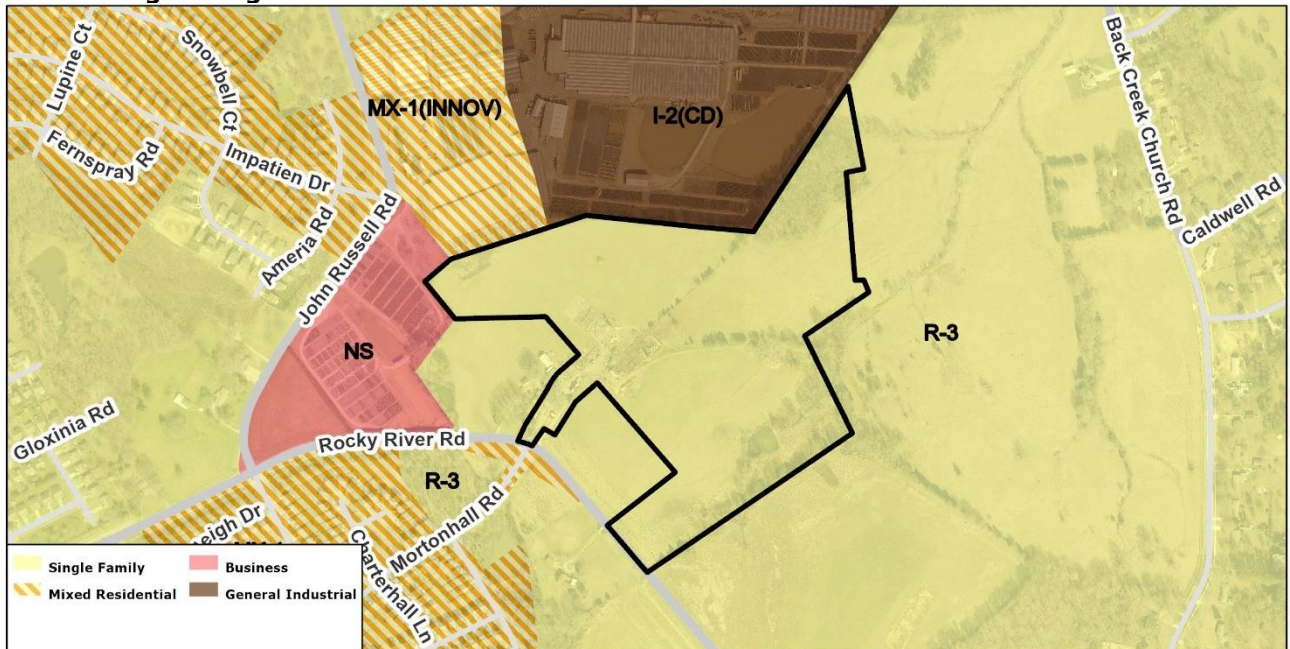
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Requests up to 200 single family attached (townhome) dwelling units.
- Permits only a residential community and any permitted/conditional uses allowed within the R-8MF district.
- Transportation commitments include:
 - Proposes a network of public/private internal streets to serve the development along with dedicating a 78-foot ROW for the Caldwell Road extension.
 - Dedication of a 50-foot ROW along the site's boundary with Rocky River Road.
 - 12-foot wide MUP on both sides of Caldwell Road Extension and the site's frontage with Rocky River Road. 8-foot planting strips and 6-foot sidewalks to be provided on all other public roads in the site.
 - Realigning a portion of Rocky River Road to provide a flatter horizontal curve to meet NCDOT standards.
 - Commits to widening Rocky River Road at Caldwell Road Extension to provide a left turn lane and right turn lane into the site. Driveway stem length to be determined.
 - Intersection of Rocky River Road and Caldwell Road Extension shall be right-in/right out and accomplished through construction of median to restrict left-turn movements.
 - Commits to provision of internal sidewalks and pedestrian connections on the site.
 - All transportation improvements must be complete before the issuance of the site's 50th building certificate of occupancy.
- Commits to architectural elements including:
 - Limitations on blank wall expanses greater than 20 feet that include one of more elements listed: doors, windows, shutters, awnings, material or color changes, brick foundation, trim bands. End units along public roads only shall provide a limitation on blank walls exceeding 10 feet.
 - Limits 6 units per building, with a maximum of three buildings along the public collector road. Those buildings shall not be located directly adjacent to each other on the same side of the street.
 - Sidewalks shall be provided to connect to drives or public/private streets.
- Provides .25 acres of improved open space with at least one element (benches, enhanced landscaping, etc).

- Existing Zoning and Land Use



There have been no historic rezonings of this site. Predominant land uses surrounding this subject property are larger lot residential/agrarian uses to the east, subdivisions to the south and west, and an industrial-type land use immediately north.



Subject property denoted by red star.

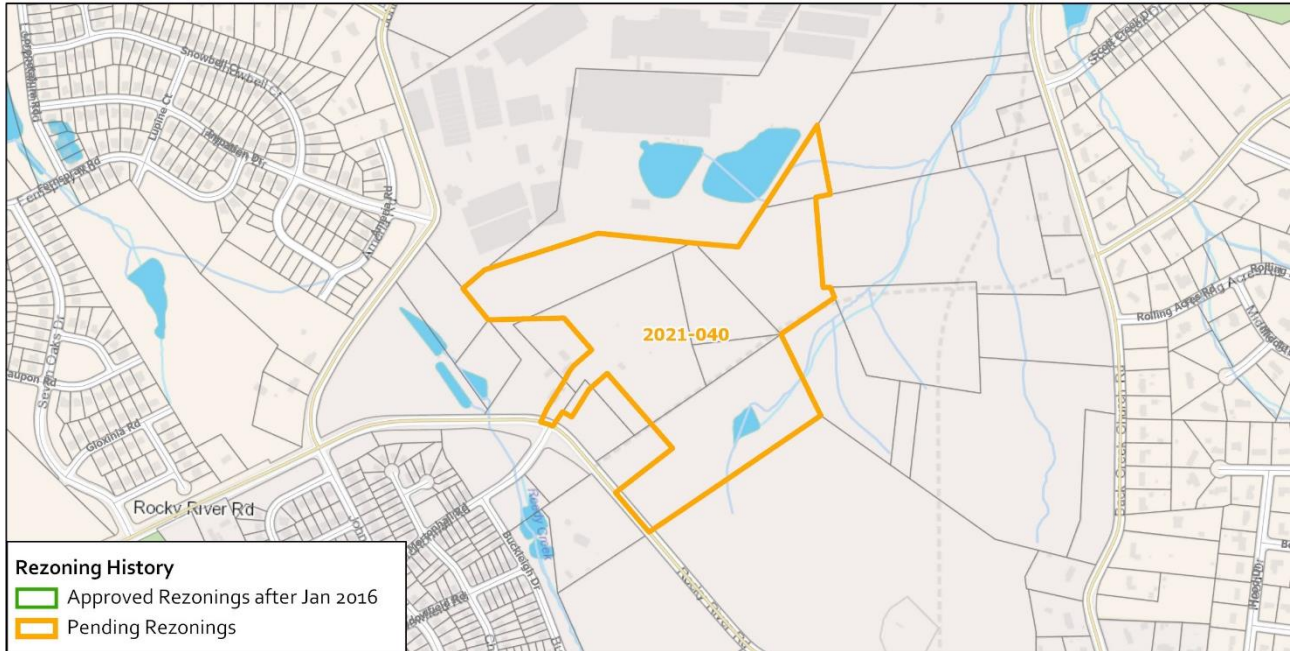


Looking north along Rocky River Road toward the subject property. The site is largely farmland.



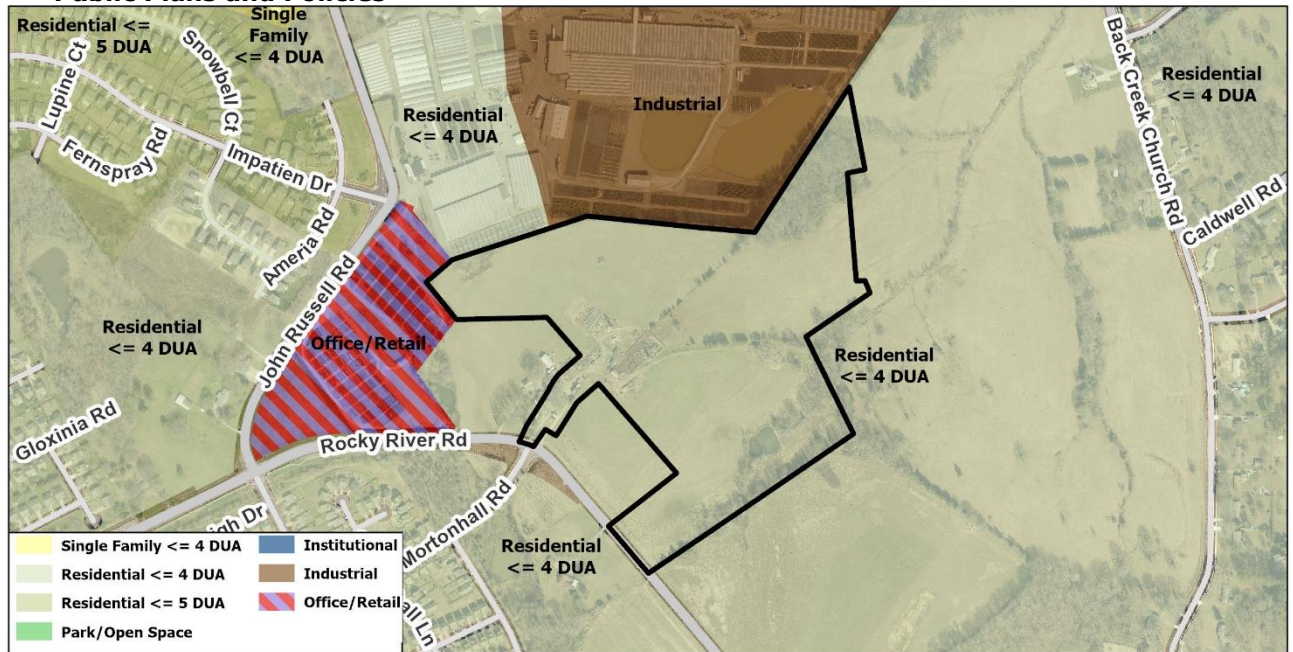
Streetview along John Russell Road looking toward the industrially zoned land (Baucom's Nursery).

- **Rezoning History in Area**



There have been no recent rezonings around the site.

- **Public Plans and Policies**



- The *Rocky River Road Area Plan* (2006) recommends residential uses up to four DUA.

- **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare (Rocky River Road). The Petitioner commits to constructing a ¼ mile segment of the Caldwell Road Extension (Recommended CTP alignment), with dedicating 78' right-of-way for it. The petitioner commits to constructing 6-foot sidewalks with 8-foot planting strip on all local roads per Chapter 20, constructing bicycle facilities by installing 12' multi-use paths per CLDSM 10.42 on both sides of the Caldwell Rd Extension, and along the site's frontage on Rocky River Road, to meet the City Charlotte BIKE Policy, Realigning Rocky River Road by flattening the existing horizontal curve, and widening Rocky River Road to provide turn lanes at the proposed intersections per NCDOTS Standards. CDOT is working with the petitioner to fill in the sidewalk gap along the south side of Rock Rover Road as an offsite improvement. CDOT has no outstanding issues.

- **Active Projects:**

- Eastern Circumferential Phase 2
 - 4-lane median-divided thoroughfare from Rosemallow Road to Rocky River Road.
 - Unfunded project; 2030-2035 horizon year in MTP.
- Eastern Circumferential Phase 3
 - 4-lane median-divided thoroughfare from Rocky River Road to Plaza Road Extension.
 - Unfunded project; 2036-2045 horizon year in MTP.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,270 trips per day (based on 124 dwellings).

Proposed Zoning: 1,475 trips per day (based on 200 townhomes).

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 69 students, while the development allowed under the proposed zoning may produce 34 students. Therefore, the net decrease in the number of students generated from existing zoning to proposed is 35 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - University Meadows Elementary from 119% to 122%
 - James Martin Middle remains at 65%
 - Zebulon Vance High from 126% to 127%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Rocky River Road. Charlotte Water has sanitary system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the center of the rezoning boundary. See advisory comments at www.rezoning.org
- **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:** See Requested Technical Revisions, Notes 4-7.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** See Requested Technical Revisions, Note 1.

REQUESTED TECHNICAL REVISIONSEnvironment

1. ~~Correct acreage for Tree Save on Sheet 1. Acreage should be .97 and 150 percent of that number results in 1.305 acres replanted.~~ **ADDRESSED**

Site and Building Design

2. ~~Remove "reverse frontage buffer" from legend as it no longer exists on the plan.~~ **ADDRESSED**
3. ~~List only the minimum required open space on the plan on both Sheet 1 and 2.~~ **ADDRESSED**
4. ~~Add ½ 100' Class A buffer label along the eastern portion of the rezoning boundary.~~ **ADDRESSED**
~~Clarify why buffers are notched along the site's northern rezoning boundary. Reduction only allowed with construction of berm.~~ **ADDRESSED**
5. ~~Clarify whether driveway access from Rocky River is being dedicated as ROW. If not, buffers will be required.~~ **ADDRESSED**
6. ~~For note IV.8, replace "should" with "shall" or remove note in its entirety.~~ **ADDRESSED**
7. ~~Rename "lead walks" to sidewalks or a term more familiar to the review team.~~ **ADDRESSED**

TransportationSite and Building Design

8. **Site plan and conceptual plan should illustrate the proposed stub street to the south of the site as constructed.**

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

Planner: William Linville (704) 336-4090