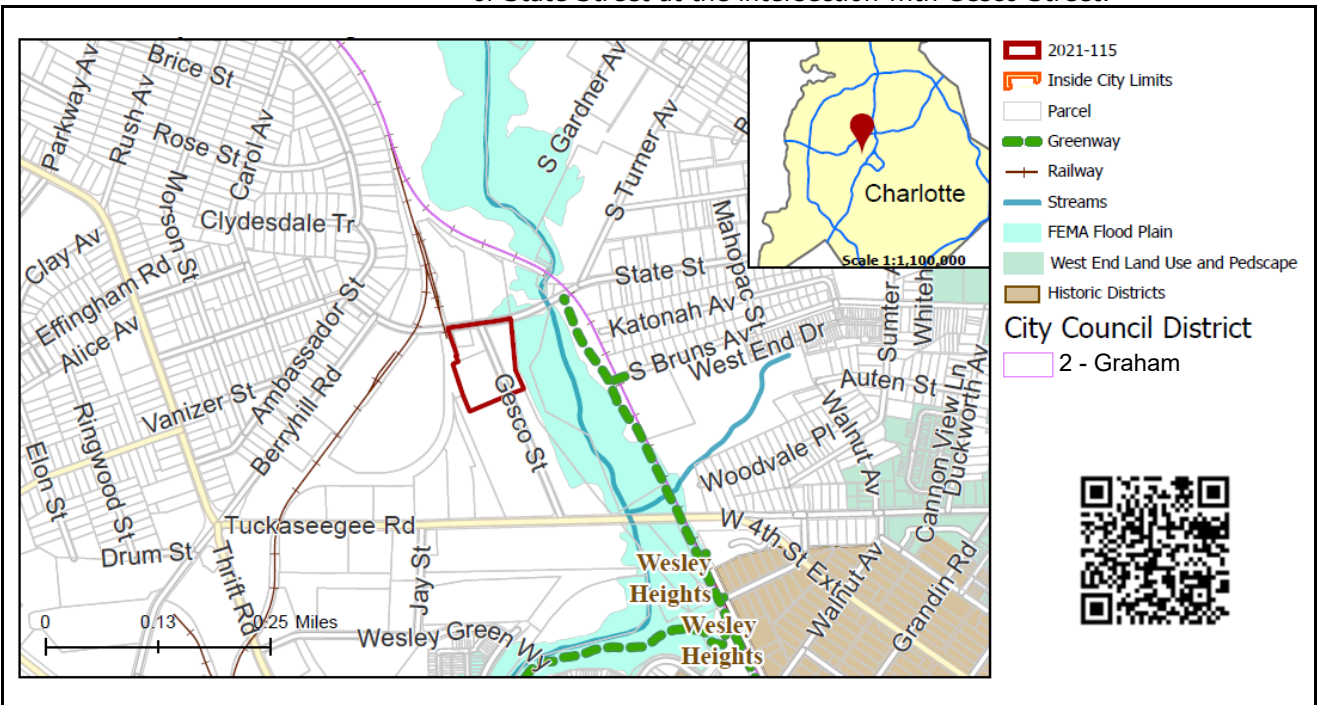


**REQUEST**

Current Zoning: I-2 (General Industrial)  
Proposed Zoning: MUDD-O (Mixed-Use Development District – Optional)

**LOCATION**

Approximately 2.58 acres located on both the north and south side of State Street at the intersection with Gesco Street.



**SUMMARY OF PETITION**

The petition proposes to allow for the redevelopment of an industrial site near the Seversville neighborhood with up to 7,500 square feet of commercial uses and 265 multi-family and/or single family attached residential units at a density of 102.7 dwelling units per acre (DUA).

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Cypress Enterprises LLC  
Ram Realty Acquisitions V LLC  
Collin Brown & Brittany Lins

**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 and requested technical revisions related to site and building design.

Plan Consistency

The petition is **inconsistent** with the adopted industrial land use for this site as per the *Central District Plan*. However, the petition is **consistent** with *General Development Policies* (GDP) for consideration of density of over 17 DUA.

Rationale for Recommendation

- While inconsistent with the adopted land use for the site, the proposed mixed use development is compatible with current

- development trends in the area converting older obsolete industrial buildings and redeveloping them for a mix of uses.
- The site meets the *General Development Policies* (GDP) criteria to be considered for an increase in density of over 17 dwellings per acre.
  - The site is located less than one mile from a Lynx Gold Line transit stop, half a mile from a bus stop, and 300 feet from Stewart Creek Greenway.
  - The proposed development would provide a streetscape upgrade that will enhance walkability in this developing neighborhood.

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

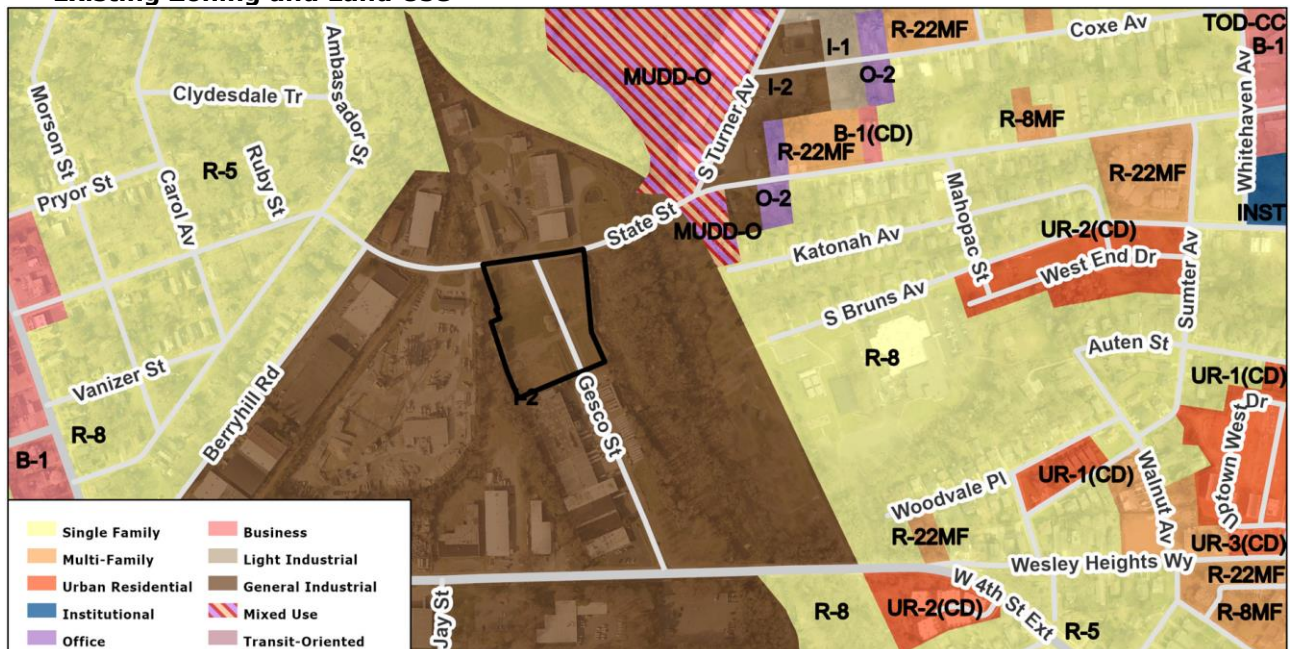
## PLANNING STAFF REVIEW

### • Proposed Request Details

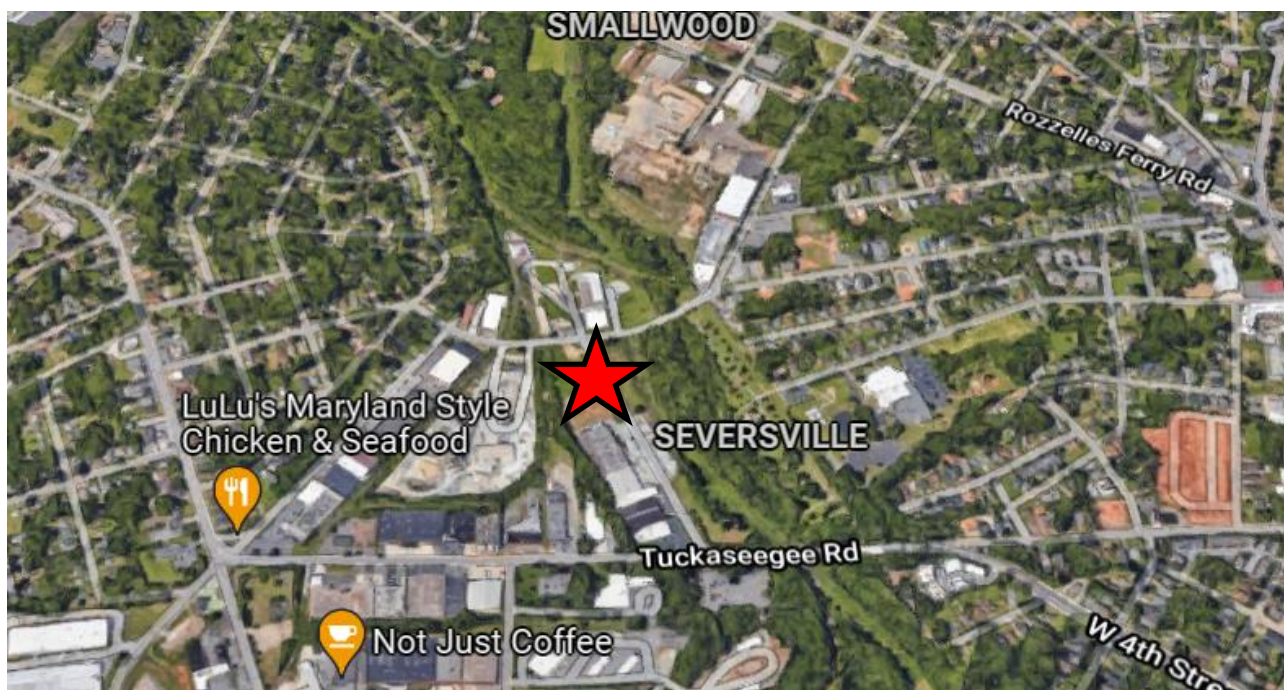
The site plan accompanying this petition contains the following provisions:

- Allows for the development of up to 265 multifamily and/or single family attached residential units and 7,500 square feet of commercial uses.
- Maintains conversion rights from residential to commercial at a rate of one residential unit to 1,000 square feet of commercial uses.
- Requests an optional provision to allow flexibility in the Gesco Street streetscape in coordination with CDOT during the permitting phase of development. Commits to a minimum sidewalk width of 6' along all public streets.
- Requests an optional provision to allow parking and maneuvering between the building and street in a roughly 30' by 30' area shown on the site plan.
- Commits to design standards including specified building materials, screening of parking, building massing, articulated architectural features, and building transparency.
- Commits to providing open space with amenities which may include a combination of hardscape and softscape, pool, seating, landscaping, garden clubhouse, dog park, and/or other amenities.

### • Existing Zoning and Land Use



The site is surrounded primarily by warehouse buildings, many of which have been converted to office and retail uses.



The site, marked by a red star, is located near the Seversville neighborhood and is surrounded a mix of uses including office, retail, industrial, single family residential, and multifamily residential.



The properties to the north of the site across State Street are developed with industrial uses.



The property to the east of this site is developed with park and greenway uses.

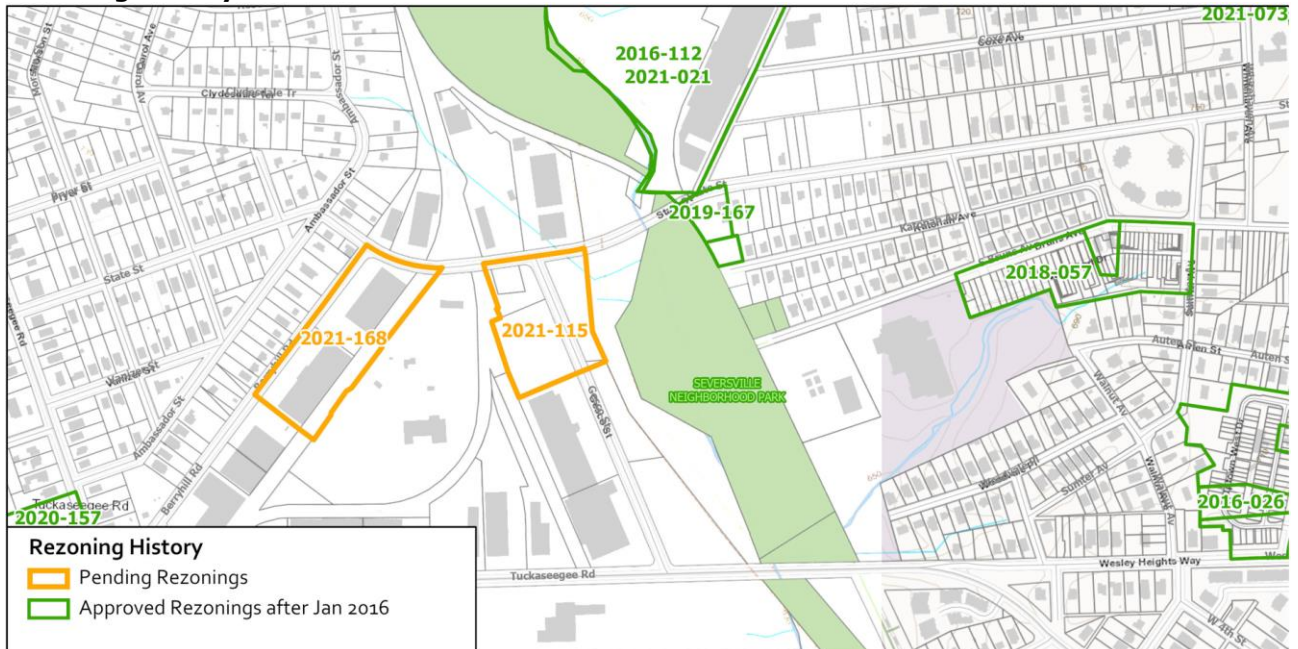


The property to the south of the site is being redeveloped for office uses.



The property to the west of the site is developed with an industrial use.

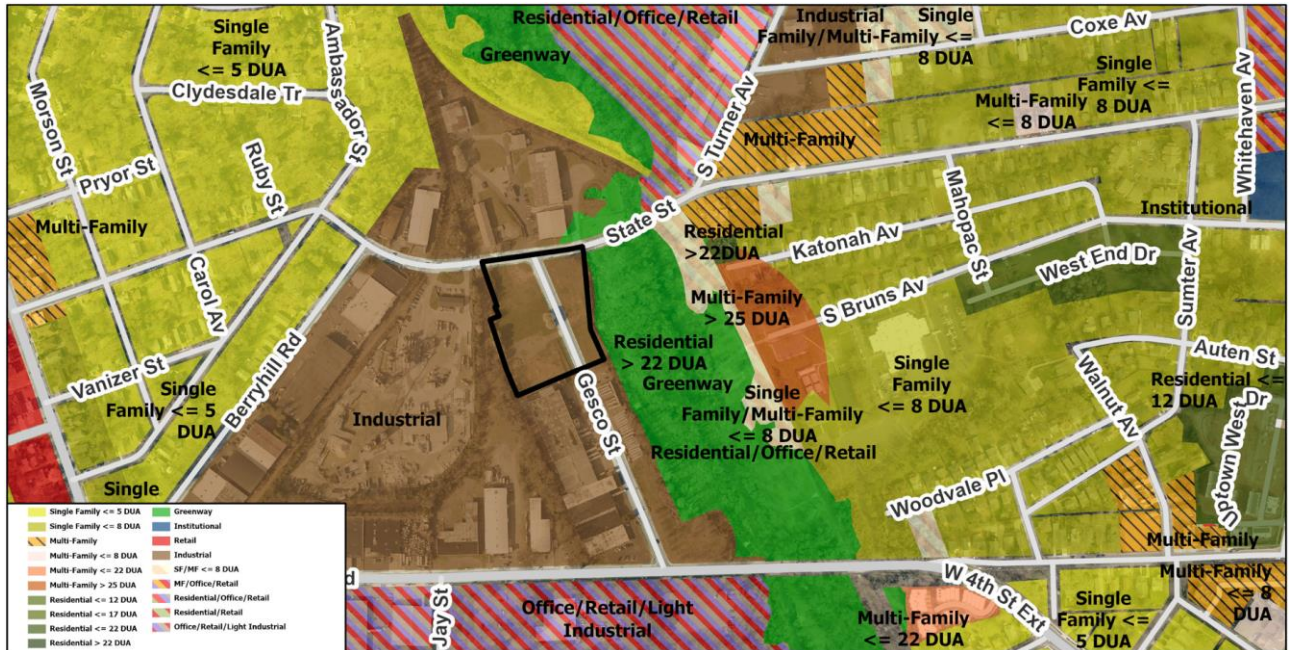
### Rezoning History in Area



| Petition Number | Summary of Petition                                                                                                                                    | Status   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2021-168        | Request to permit all uses in the MUDD-O district.                                                                                                     | Pending  |
| 2021-073        | Request to permit all uses in the TOD-CC district.                                                                                                     | Approved |
| 2021-021        | Request to amend a previously approved rezoning plan to increase the maximum number of residential dwelling units in the redevelopment of Savona Mill. | Approved |
| 2020-157        | Request to allow all uses in the NS district in up to 16,000 SF of building area.                                                                      | Approved |

|          |                                                                                                                                                                    |          |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2019-167 | Request to allow for the development of 104 multifamily residential units at a density of 148 units per acre.                                                      | Approved |
| 2018-057 | Request to amend a previously approved plan to allow for the development of 57 single family attached dwelling units at a density of 14.6 dwelling units per acre. | Approved |
| 2016-112 | Request to allow a mix of residential and non-residential uses in the existing industrial buildings of Savona Mill.                                                | Approved |
| 2016-026 | Request to permit the development of 85 single family attached residential units at density of 18.66 units per acre.                                               | Approved |

#### • Public Plans and Policies



The *Central District Plan* (adopted 1993) recommends Industrial land use for this site, and surrounding area along Gesco and State Streets.

- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of over 17 dwellings per acre as illustrated in the table below.

| Assessment Criteria                | Density Category – over 17 dua |
|------------------------------------|--------------------------------|
| Meeting with Staff                 | 1                              |
| Sewer and Water Availability       | 2                              |
| Land Use Accessibility             | 3                              |
| Connectivity Analysis              | 5                              |
| Road Network Evaluation            | 0                              |
| Design Guidelines                  | 4                              |
| Other Opportunities or Constraints | NA                             |
| <b>Minimum Points Needed: 14</b>   | <b>Total Points: 15</b>        |

#### • TRANSPORTATION SUMMARY

The site is located on State Street, a City-maintained minor collector and Gesco Street, a City-maintained local street. This site is located in the Berryhill/Tuckaseegee/State Area Industrial Study Project which focuses on a mixture of industrial and multiple uses within the surrounding area. The proposed site is immediately adjacent to Savona Mills, which was rezoned under 2016-112 and recent site plan amendment, 2021-021. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the updated site plan generating less than 2,500 daily trips. The petitioner is providing streetscape of 8-foot planting strips and 6-foot sidewalks along the frontage of State Street and Gesco Street per the Council-Adopted Charlotte WALKS policy. The proposed conversion rights have the potential to push trip generation over the TIS threshold of 2,500 trips per day. One of the following options should be used to address this issue: perform a TIS, remove the note referencing conversion rights, or update the conversion right note such that daily trips do not exceed the TIS threshold.

- **Active Projects:**
  - There are no active projects in the vicinity of this site.
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 0 trips per day (based on vacant building).  
Entitlement: 105 trips per day (based on 37,500 SF warehouse).  
Proposed Zoning: 2,480 trips per day (based on 265 MF dwellings and 7,500 SF retail).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 49 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 49.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Bruns Avenue Elementary from 77% to 82%
    - Ranson Middle from 118% to 120%
    - West Charlotte High from 96% to 97%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No comments submitted.

**OUTSTANDING ISSUES**

Transportation

1. The proposed conversion rights have the potential to push trip generation over the TIS threshold of 2,500 trips per day. Please choose one of the following options to address this issue: perform a TIS, remove the note referencing conversion rights, or update the conversion right note such that daily trips do not exceed the TIS threshold.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

2. In reference to note V.d., provide an example of a green wall.
  3. Modify maximum development note in Site Development Data table from "commercial/non-residential uses" to "non-residential uses permitted in the MUDD district."
-





**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**









**Planner:** Joe Mangum (704) 353-1908

## Goals Relevant to Rezoning Determinations RZP 2021-115

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 2022).

Please note: not all goals will apply to all rezoning petitions.

| Goals                                                                               | Goal Description                                                                                                                                                                                                                                                                                                                                                                                                              | Relationship to Charlotte Future 2040 Comprehensive Plan |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
|    | <b>Goal 1: 10- Minute Neighborhoods</b><br>All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.                  | ✓                                                        |
|  | <b>Goal 2: Neighborhood Diversity &amp; Inclusion</b><br>Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods. | ✓                                                        |
|  | <b>Goal 3: Housing Access for All</b><br>Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.                                                                                                         | ✓                                                        |
|  | <b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b><br>Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.                                                                                                                                                                                | ✓                                                        |

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    | <p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p> |    |
|    | <p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>                                                                    |    |
|   | <p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>                                                                                           | <p>N/A</p>                                                                            |
|  | <p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>                                                                                                                                                                                                                       |  |
|  | <p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>                                                                                                                                                                                                                                                            |  |
|  | <p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>                                                                                                                                                                                                                                                 | <p>N/A</p>                                                                            |