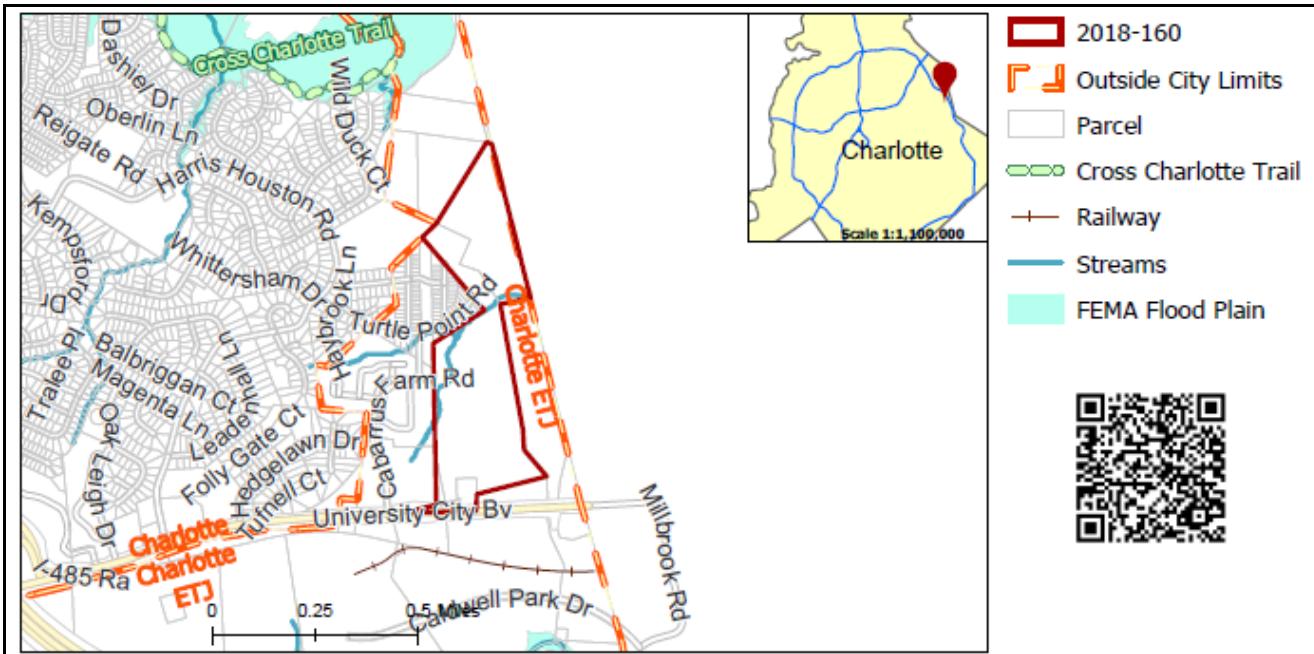


REQUEST

Current Zoning: R-3 (Single Family Residential)
Proposed Zoning: MX-1 (Mixed Use, Conditional)

LOCATION

Approximately 93.86 acres located on the north side of University City Boulevard at the Mecklenburg County/Cabarrus County line.



SUMMARY OF PETITION

The petition proposes to rezone approximately 93.86 acres to allow for the construction of a residential community in northeast Charlotte consisting of single family detached, and multi-family development at a density of up to 6 dwelling units per acre.

PROPERTY OWNER

Samuel C. and James C. Johnson, Johnson Farming Limited Partnership

PETITIONER

Keith Saeed, K Sade Ventures

AGENT/REPRESENTATIVE

John Carmichael, Ty Shaffer; Robin Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan* recommendation for residential use of up to four dwelling units per acre.

Rationale for Recommendation

- The site abuts compatible residential uses to the north and south, and institutional uses to the east.

- The requested density (six dwelling units per acre) is lower than entitlements for adjacent residential development (eight dwelling units per acre).
- The petition includes off-site transportation improvements, including a signalized intersection, that will improve vehicular connectivity and safety in the surrounding area.
- The petition commits to enhancing the pedestrian environment, particularly through the construction of a 12-foot multi-use path that will improve safety and connectivity.
- Upon resolution of outstanding issues, including improved architectural design standards for the site's multi-family component, the *General Development Policies* (GDP) would support a density recommendation of up to six dwelling units per acre, matching the petitioner's requested density.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996), from single family residential up to four dwelling units per acre, to residential up to six dwelling units per acre.

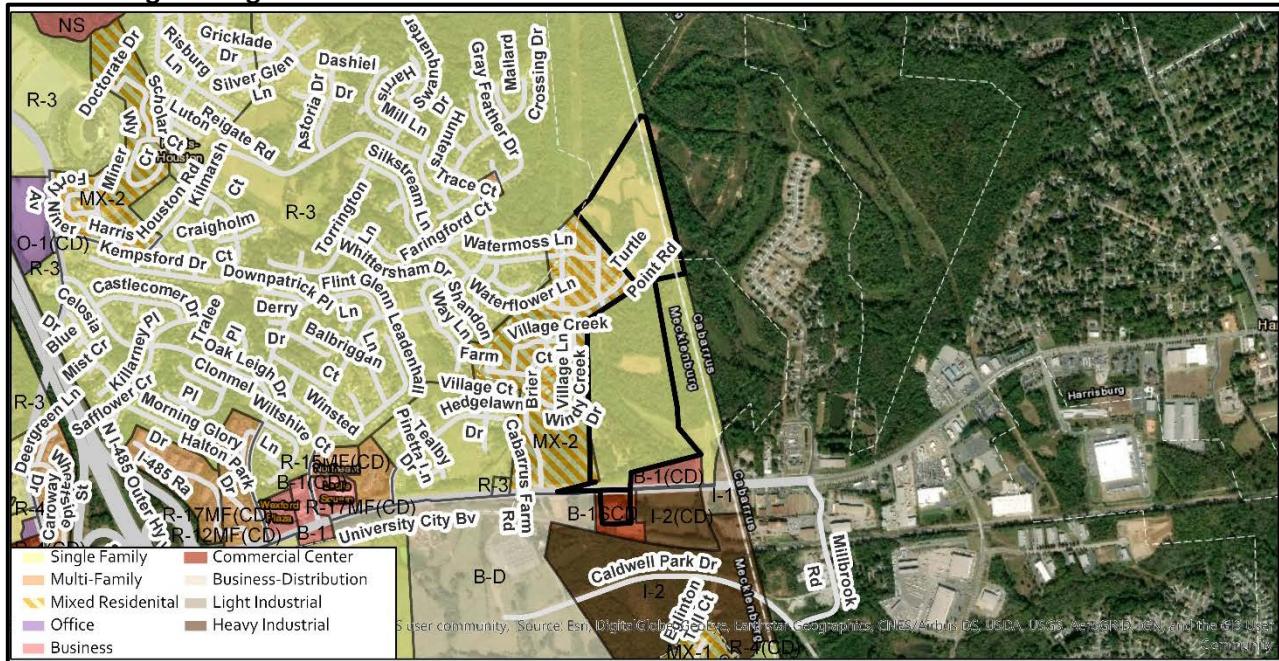
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Reserves the site for a residential community with a maximum of 250 single family detached dwelling units and 288 multi-family dwelling units, and any incidental or accessory uses allowed in the MX-1 district.
- Transportation improvements include:
 - Internal public streets and private drives
 - An 8-foot planting strip and 12-foot multi-use path along the frontage on University City Boulevard
 - Conversion of the intersection at NC 49 and Harris Houston Road/Oak Leigh Drive to a signalized left-over, along with a modification to accommodate the U-turn of trucks
 - Conversion of NC 49 and Cabarrus Farm Road into a left-over
 - Conversion of NC 49 and the driveway with Extra Space Storage into a double left-over
- Multi-family architectural details that include:
 - 30 percent of building façades facing a public or private network street consisting of materials such as brick, natural or synthetic stone
 - Prohibition of vinyl siding and unfinished concrete masonry units as a building material
 - Elevations with vertical bays or articulated architectural features such as offsets, projections, and recesses
 - Recognizable architectural base on all facades facing required public or private streets
 - Blank wall limitations
 - Pitched roofs with changes in form to avoid continuous expanses
 - Screened rooftop HVAC and mechanical equipment
 - Service areas screened and compatible to principle structures.

- Existing Zoning and Land Use



- The site is bounded by a mixed residential development immediately east and by other single family residential developments. The land uses along this portion of University City Boulevard consist of a mixture of commercial and light industrial development. These land uses continue into Cabarrus County. The rest of the site is bounded by the Cabarrus County line and a mixture of forested and farmed land.



- Aerial map of general site boundary delineated by red lines.

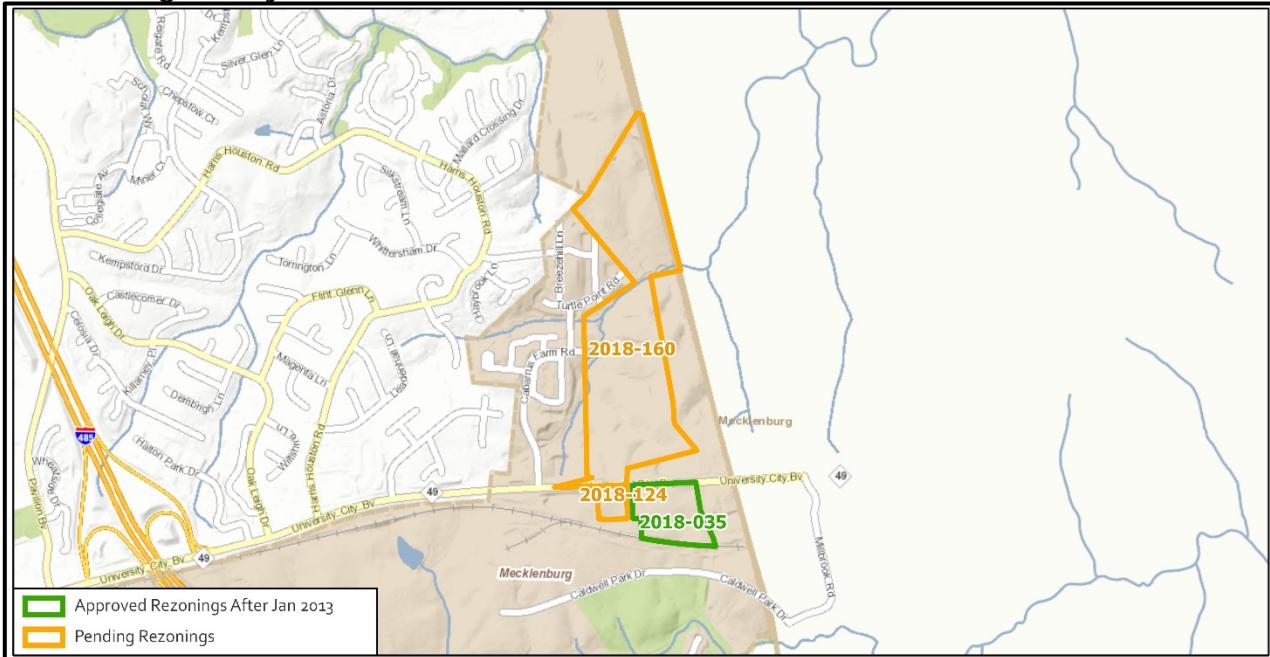


- The subject property is shown above with the red star. The site south of the subject across University City Boulevard has been partially developed with self-storage units.



- Looking south across US 49 from subject property. Self-storage site is located to the far right of the image.

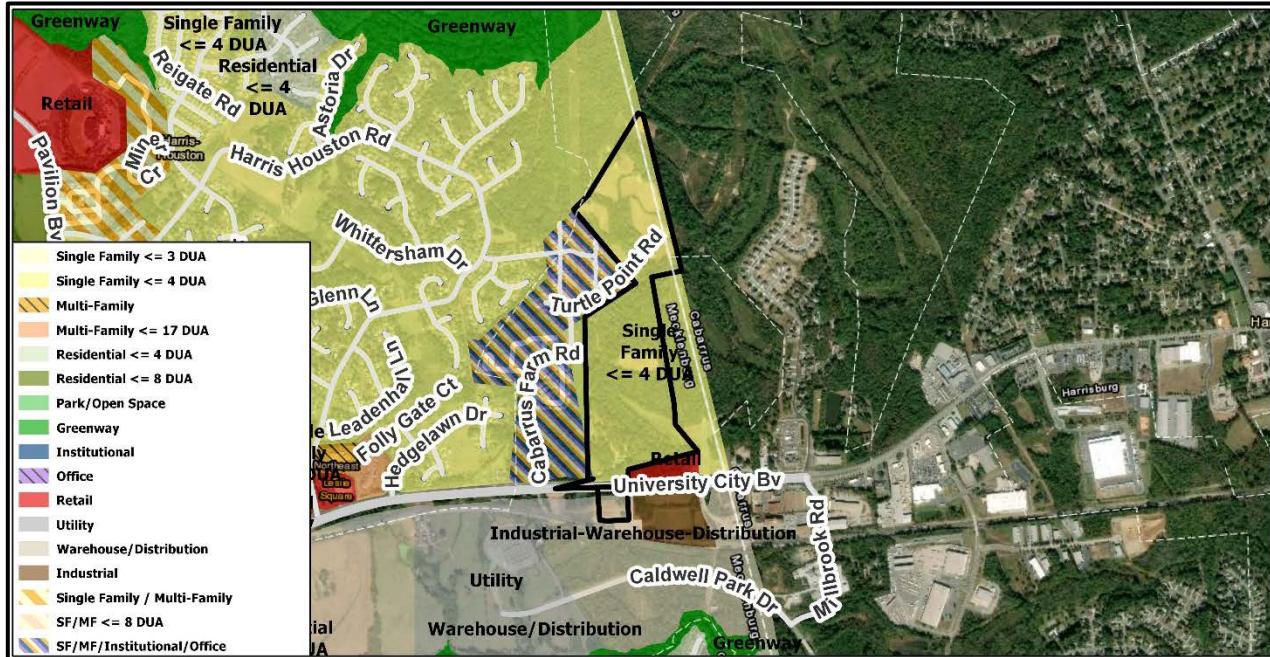
- **Rezoning History in Area**



There have been multiple rezonings surrounding the site that have resulted in a mixed residential land use pattern including detached and attached single family residential as well as multi-family units. There has only been one rezoning (2018-035, see below) within the last 5 years in the vicinity of the rezoning petition.

Petition Number	Summary of Petition	Status
2018-035	120,000 square feet of uses permitted in the I-1 (light industrial) district that are also allowed in the I-2 (general industrial) district, plus certain additional uses permitted in the I-2 district; and 5,000 square feet of retail, personal service, and EDEE (eating/drinking/entertainment) uses, with or without an accessory drive through window.	Approved
2018-124	Conventional rezoning to allow development of all uses permitted in the I-1 (light industrial) district.	Approved

- **Public Plans and Policies**



- The site is within the *Northeast District Plan* (1996) and recommended for residential uses up to four dwelling units per acre.
- The *General Development Policies* (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The petition does not meet the *General Development Policies* locational criteria for consideration of up to six dwellings per acre as illustrated in the table below. This calculation takes uses that are located in Cabarrus County into account for the land use accessibility score (church, grocery store, medical office).

Assessment Criteria	Density Category – up to 6 DUA
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	1
Road Network Evaluation	0
Design Guidelines	0
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 6

- **TRANSPORTATION CONSIDERATIONS**

The site is located along a major thoroughfare. The petitioner is committing to upgrading streetscape to 8-foot planting strip and 12-foot Multi-Use path as prescribed for this area on University City Boulevard. The petitioner has also submitted a Traffic Study and it has been approved by both CDOT and NCDOT. The recommendations have been added to the rezoning conditional notes. CDOT is still requesting that the petitioner add a conditional note to commit to construct a North-South road within site to ultimately tie to road being constructed north of site closer to North Tryon Street.

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family dwelling).

Entitlement: 2,690 trips per day (based on 281 single family dwellings).

Proposed Zoning: 4,550 trips per day (based on 250 single family dwellings and 288 multi-family units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.

- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org.
- **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 would generate approximately 171 students, while the development allowed under the proposed zoning will generate approximately 326 students. Therefore, the net increase in the number of students is 155 students.
 - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Stoney Creek Elementary from 110% to 129%
 - James Martin Middle from 78% to 85%
 - Zebulon Vance High from 119% to 125%
- **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 Charlotte Water to serve this parcel. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Charlotte Water cannot provide concurrence for this rezoning boundary at this time. See remaining comments at www.rezoning.org.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** See advisory comments at www.rezoning.org.
 - **Storm Water Services:** See advisory comments at www.rezoning.org.
 - **Urban Forestry:** See Outstanding Issues, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** See Requested Technical Revisions, Note 5.
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.com.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan and conditional note(s) to commit to construct a North-South street to collector street standards (CLDSM U-07) and commit to have reverse-frontage access along the collector street.

Site and Building Design

2. Site must comply with the Tree Ordinance. Single family detached is required to provide 10% tree save area based on gross acreage. Show tree save area and calculations on site map.
3. Revise conditional notes to add multi-family design standards as written in initial site plan submittal. Coordinate with Urban Design for details.

REQUESTED TECHNICAL REVISIONS

Environment

4. Revise all stream buffer labels to align with ordinance specified widths.

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

Planner: Will Linville (704) 336-4090