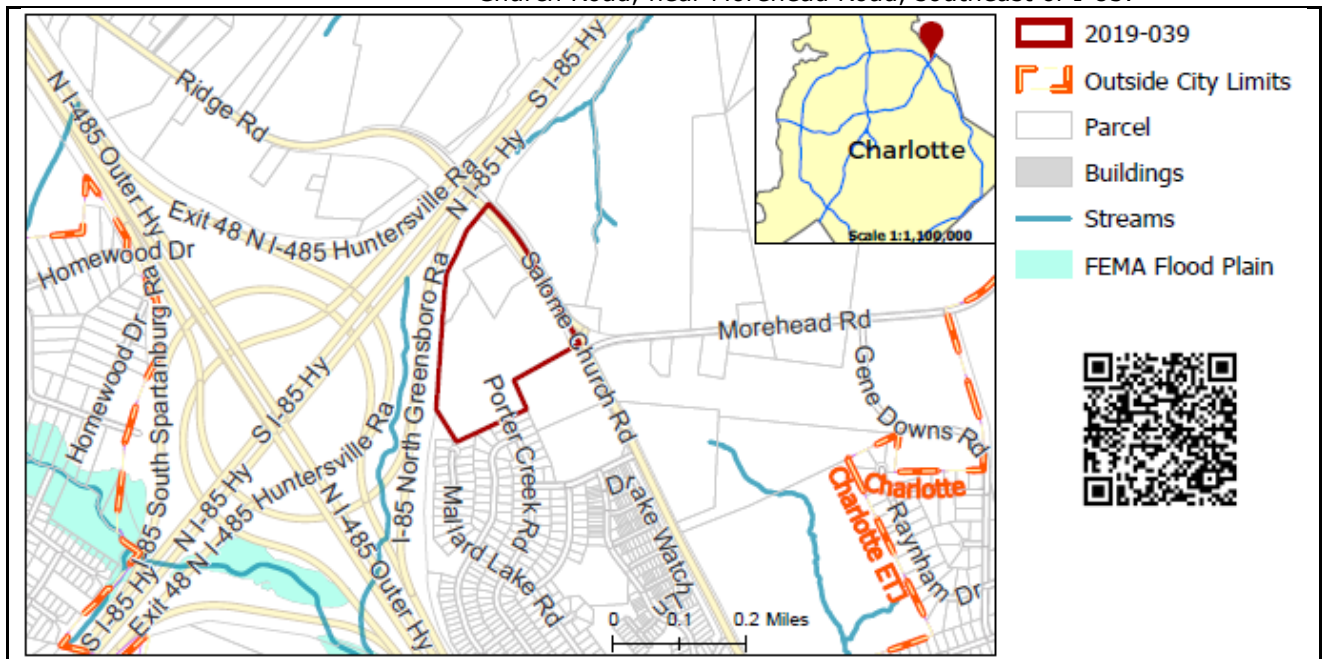


REQUEST

Current Zoning: CC SPA (commercial center, site plan amendment)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 26.50 acres located on the west side of Salome Church Road, near Morehead Road, southeast of I-85.



SUMMARY OF PETITION

The petition proposes to allow a mix of residential homesites, including detached single-family homes and attached townhomes.

PROPERTY OWNER

G. David Cuthbertson

PETITIONER

Dependable Development, Inc.

AGENT/REPRESENTATIVE

Lee McLaren, DPR Associates

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 13

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the proposed future land use for this site. The *Northeast Area Plan* (2000) recommends residential development up to 17 dwelling units per acre as amended by rezoning petition 2014-019.

Rationale for Recommendation

- The adopted future land use for this site was amended by rezoning petition 2014-019 from residential at 8 dwelling units per acre for the site to residential use up to 17 dwelling units per acre.
- The existing approved site plan allows for 380 multi-family units.
- This petition is significantly less dense than the previous approved rezoning petition with only 250 single family detached and attached residential units, at 9.43 dwelling units per acre.

- The petition increases pedestrian and motor vehicle connectivity with the extension of Porter Creek Road, connection to Salome Church Road, and a commitment to internal public streets and corresponding streetscapes.

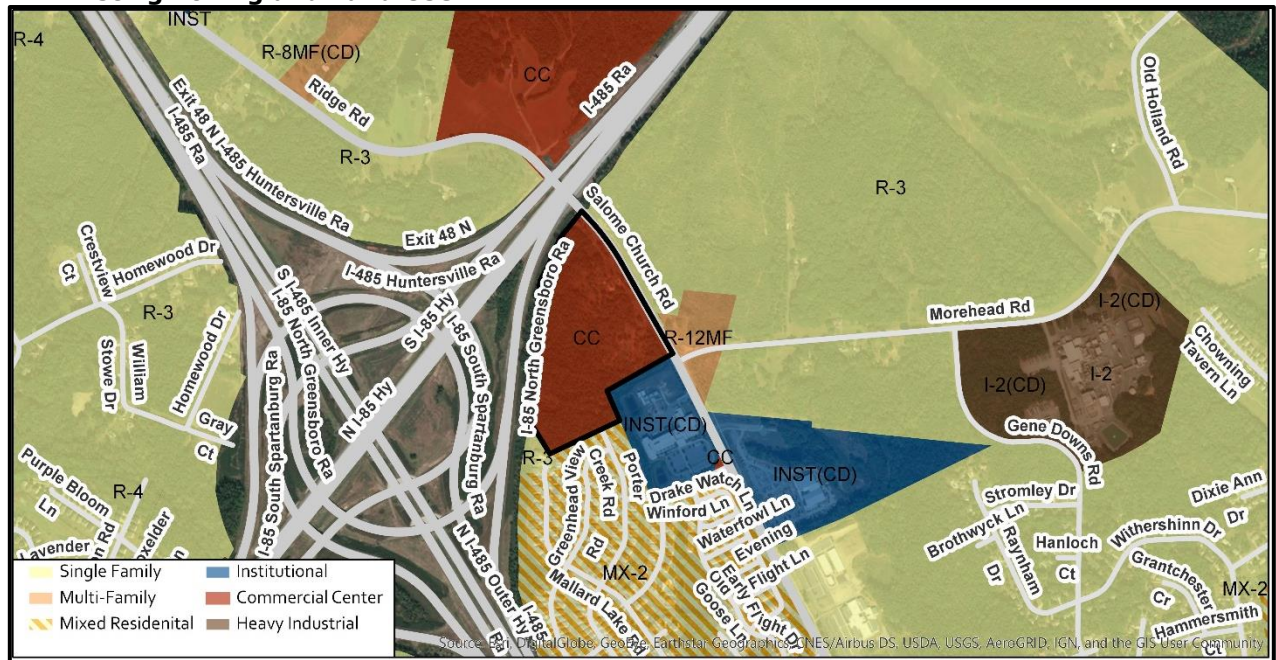
PLANNING STAFF REVIEW

• Proposed Request Details

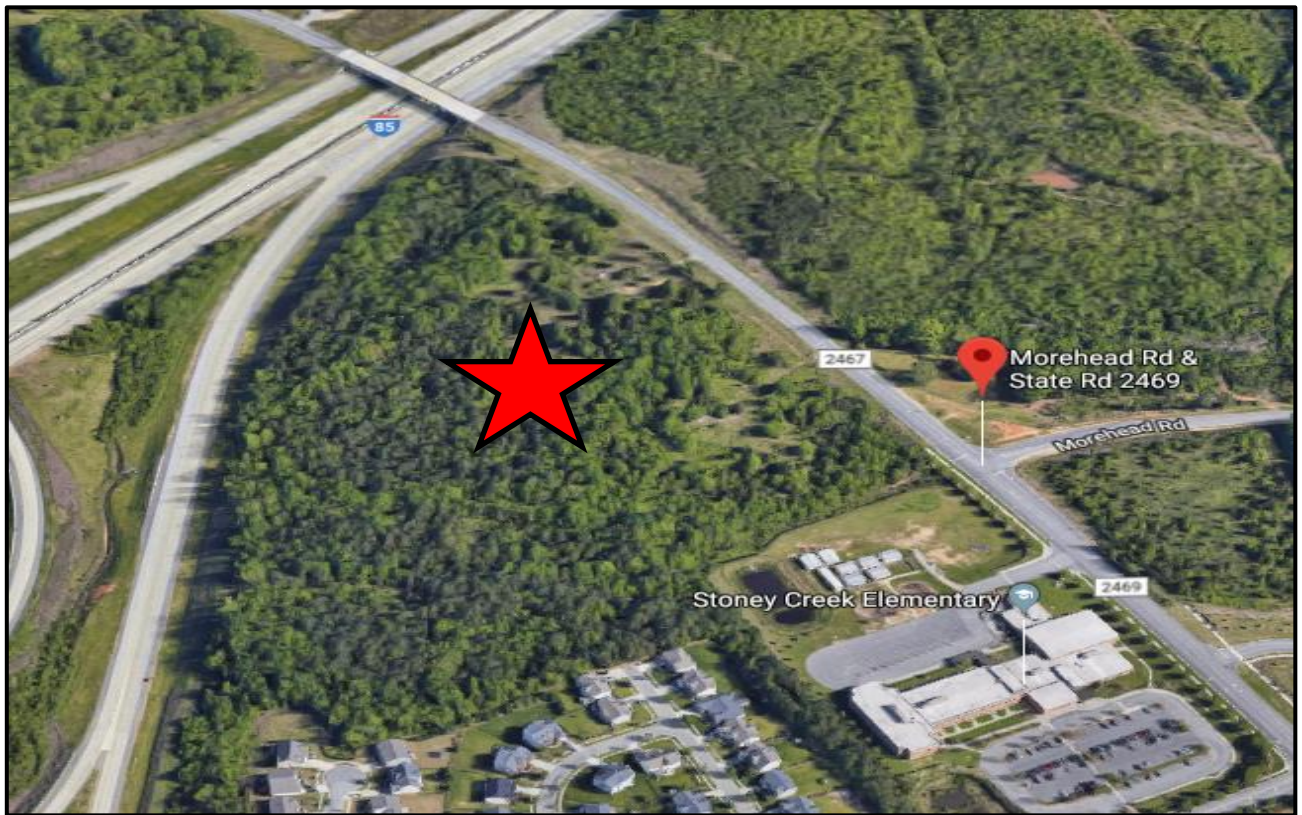
The site plan accompanying this petition contains the following provisions:

- Up to 250 single-family detached and attached residential units with a maximum of 175 attached units, for a maximum density of 9.43 dwelling units per acre.
- Requests five-year vested rights.
- Allows only single-family detached units adjacent to the existing Mallard Lake subdivision.
- Maximum height will be 48-feet.
- Commits to a 25-foot setback/buffer to the existing Mallard Lake subdivision.
- Provides architectural standards related to maximum units per buildings for attached homes, covered stoop or front porch, building materials, and walkways to connect all entrances to sidewalks.
- Commits to transportation improvements related to: access, minimum 50-foot right-of-way on Salome Church Road, turn lanes and 8-foot planting strips and 6-foot sidewalks on Salome Church Road, and traffic calming measures within the subdivision.

• Existing Zoning and Land Use



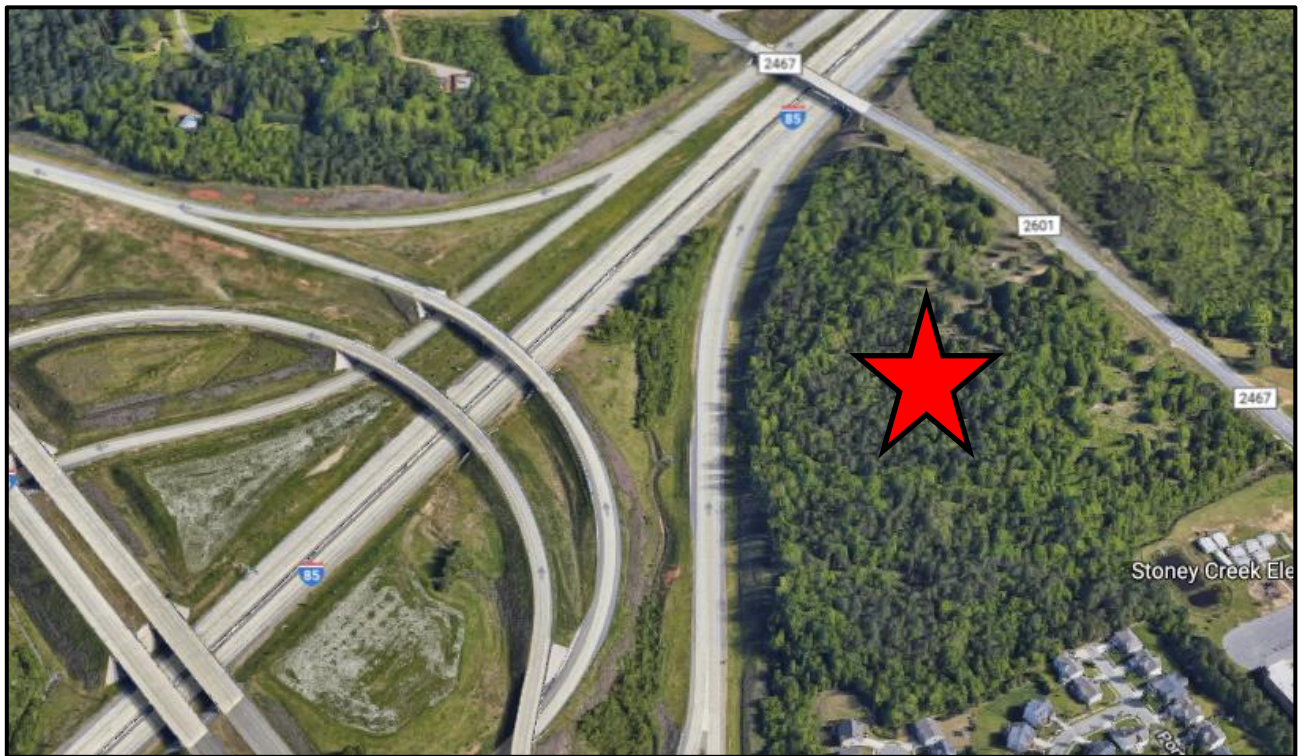
- Petition 2014-019 rezoned the subject 26.47 acres to allow up to 380 multi-family units at a density of 14.34 dwelling units per acre. It was never developed. The rezoning site is currently vacant. This section of Mallard Creek Road and Salome Church Road has residential uses, as well as undeveloped acreage, on properties zoned R-3 (single family residential), R-12MF (multi-family residential) and MX-2 (mixed use). In addition, institutional uses are located on properties zoned INST(CD) (institutional, conditional).



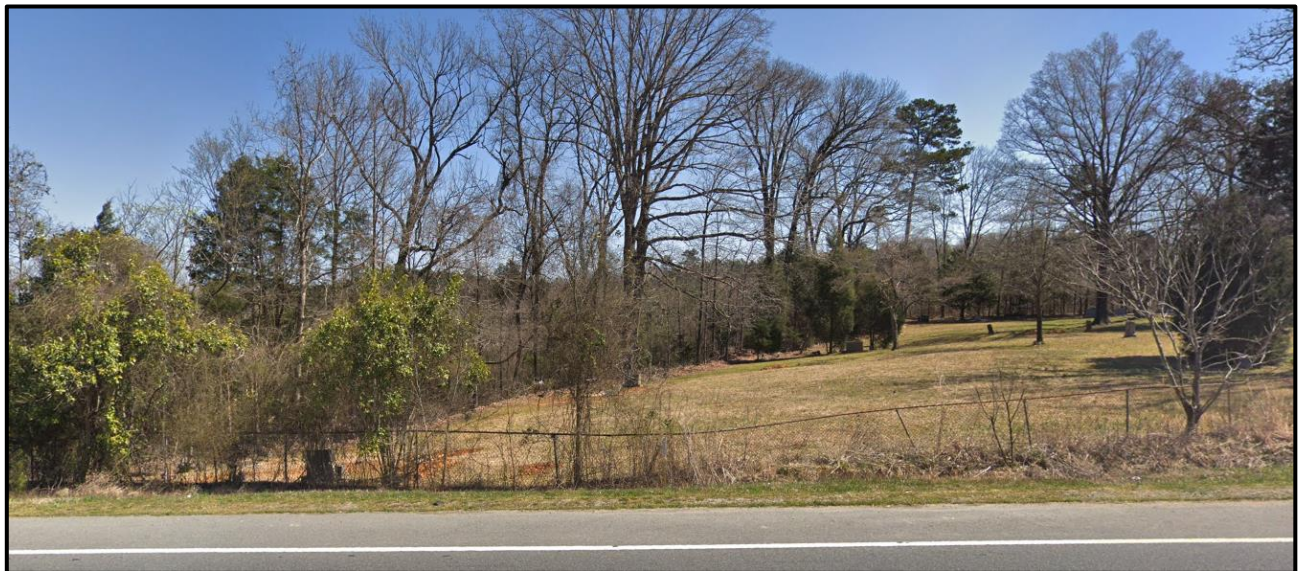
The subject property, marked with a red star, is vacant.



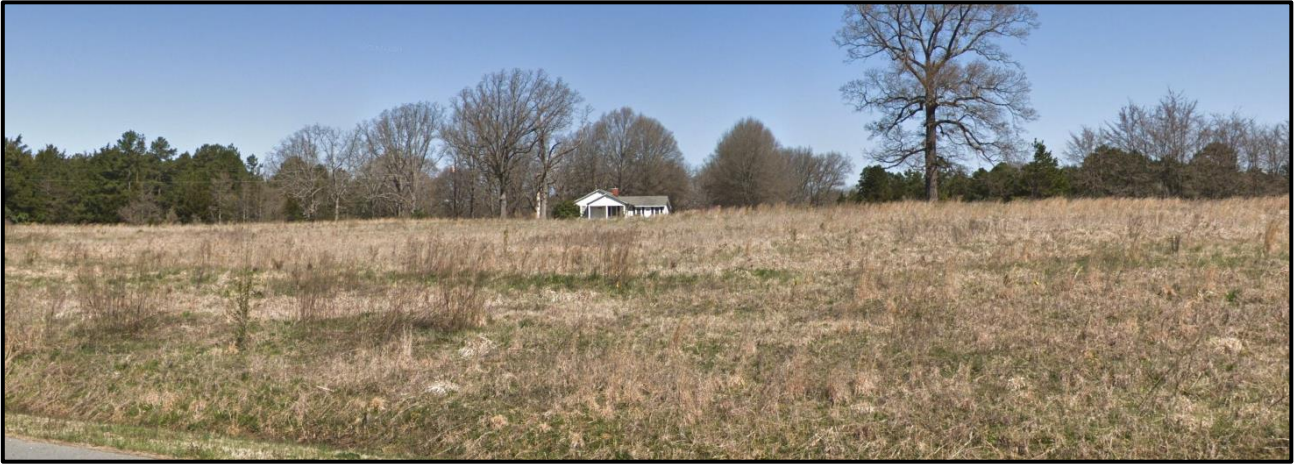
The properties to the south along Mallard Roost Road include single-family homes and an elementary school.



The property to the west is the Interstate 85 and 485 interchange. Red star marks the subject property.

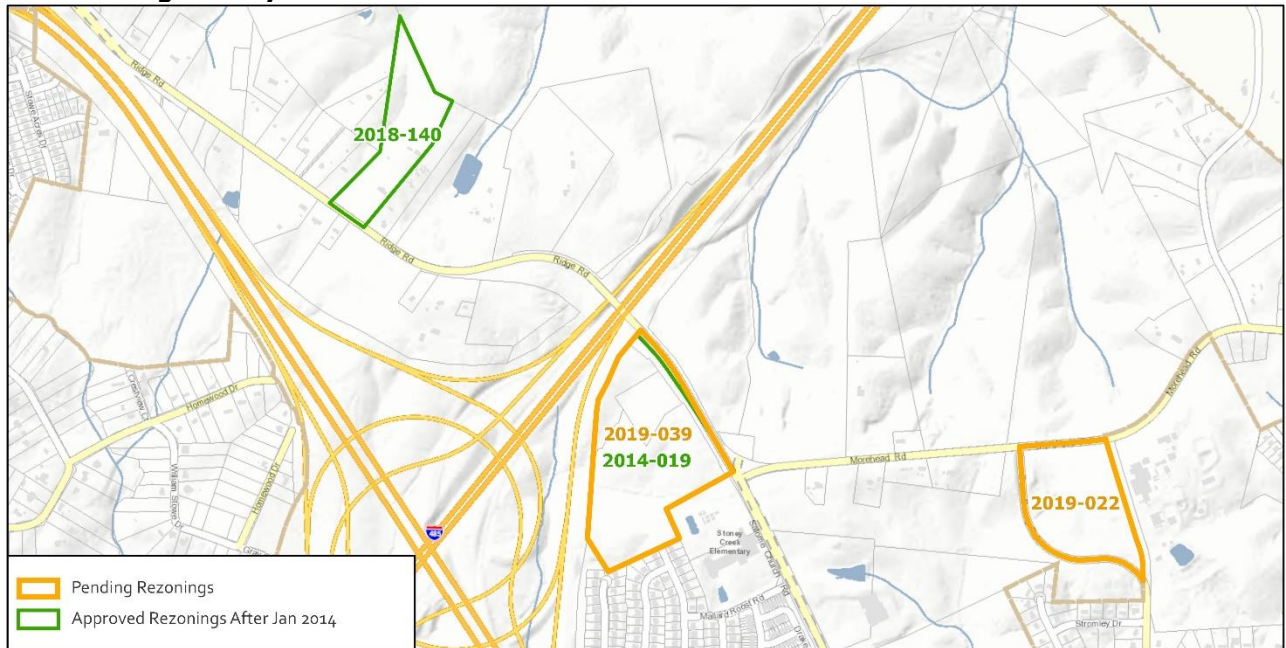


The property to the east along Salome Church Road is undeveloped.



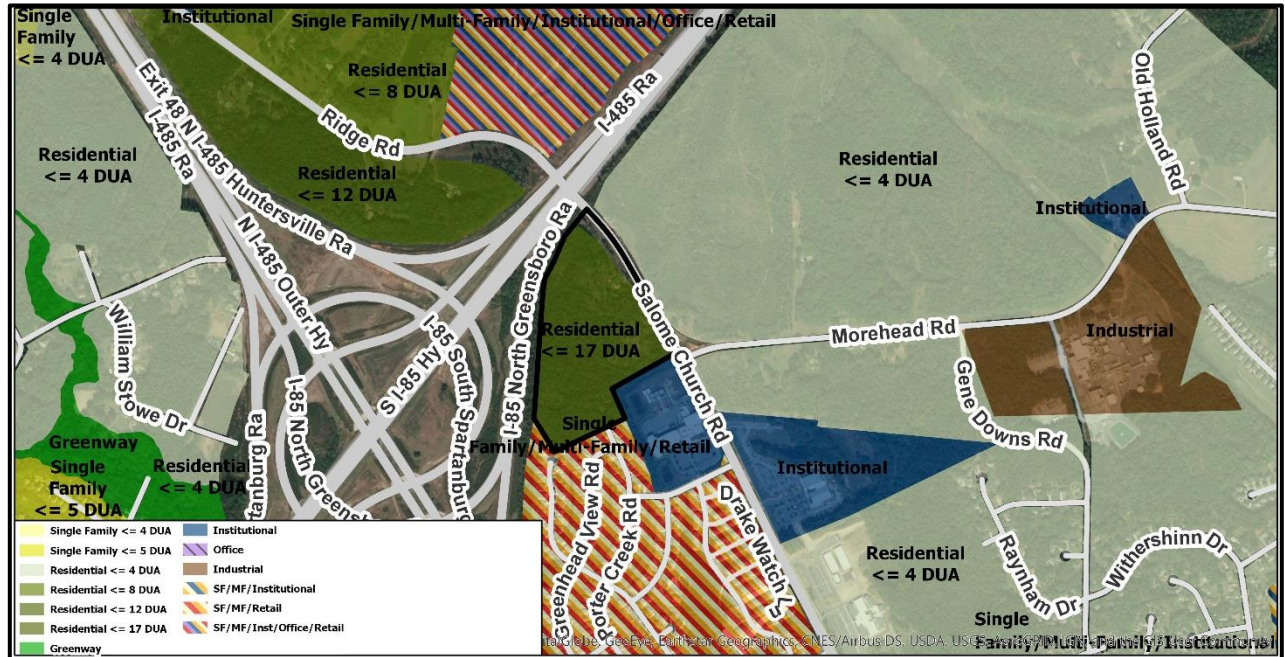
The property to the north along Ridge Road is developed with large lot residential homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-019	Rezoned 26.5 acres to allow up to 380 multi-family units.	Approved
2018-140	Rezoned 11.87 acres to allow up to 93 multi-family units.	Approved
2019-022	Request to rezone 17.63 acres to allow 60,000 square foot warehouse and truck parking.	Pending

• Public Plans and Policies



- The adopted policies for this site are in the *Northeast Area Plan* (2000), which was amended by rezoning petition 2014-019. The approved rezoning petition changed the recommended future land use to residential uses up to 17 dwelling units per acre. The approved site plan allowed for up to 380 multi-family units.
- **TRANSPORTATION CONSIDERATIONS**
The site is served by a major thoroughfare. The site plan commits to internal street network connectivity. CDOT continues to request that the petitioner provide the necessary infrastructure improvements along Salome Church Road to meet the vehicular, bicycle and pedestrian needs being generated by the development.
 - See Outstanding Issues, Notes 1-4.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 2,830 trips per day (based on 280 apartments).
Proposed Zoning: 2,080 trips per day (based on 75 single-family dwellings and 175 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:** No comments submitted.
- **Charlotte Fire Department:** Please see advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 44 students, while the development allowed under the proposed zoning will produce 131 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 87 students.
- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Stoney Creek Elementary from 110% to 121%
 - James Martin Middle from 78% to 82%
 - Zebulon Vance High from 119% to 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Salome Church Road and via an existing 8-inch distribution main located along Porter Creek Road.

The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Willingness to Serve application has been received and is currently under review. Correspondence will be maintained with the applicant. Please see advisory comments at www.rezoning.org

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** Please see advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. **Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future right-of-way line. The location of the future back-of-curb for:
Salome Church Road – 30 feet as measured from the road’s existing centerline. Update the site plan to commit to construct the curb and gutter at the location mentioned above. The site plan should label and dimension the curb and gutter from the road centerline.
2. Revise the site plan and conditional note(s) to specify and implement a 12-foot multi-use path, 8-foot planting strip, and 2.5-foot curb and gutter along the site’s Salome Church Road frontage and extending to the I-85 bridge.
3. Revise the site plan and conditional note(s) to commit to symmetric off-site roadway improvements, to provide two 11-foot wide southbound travel lanes, one north bound travel lane.
4. Revise the site plan’s note 5.B, to specify that all transportation improvements will be approved and constructed before the site’s first building certificate of occupancy is issued.

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

Planner: Michael Russell (704) 353-0225