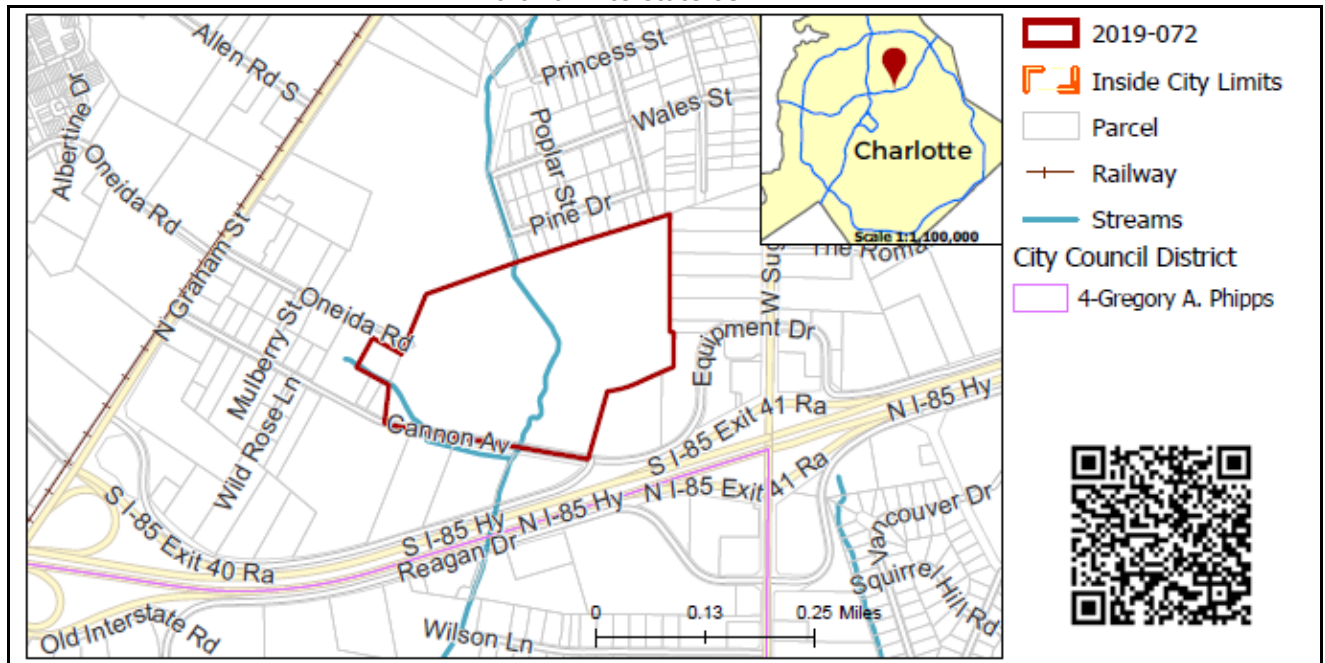


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 38.83 acres located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of Interstate 85.



**SUMMARY OF PETITION**

The petition proposes to allow up to 350 dwelling units comprised of a combination of single-family attached dwelling units and detached single-family dwelling units.

**PROPERTY OWNER**

Eddie A. Flowe

**PETITIONER**

Ardent Acquisitions, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson, Bradshaw & Hinson, PA

**COMMUNITY MEETING**

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

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to building height, transportation, and environmental issues.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan* recommendation for multi-family uses on parcel 04507101.

The petition is **inconsistent** with the *Northeast District Plan* recommendation for industrial uses on parcel 04509301.

Rationale for Recommendation

- Much of the site is recommended for multi-family uses.
- The area between Oneida Road and Cannon Avenue has not developed according to the industrial land use recommendation.

With neighboring single-family development, it is unlikely that parcel 04509301 would ever develop with industrial uses.

- The petition's mixture of single family detached and single family attached is less intense than what the plan would allow on the portion of the site planned for residential.
- The petition's density and mixture of housing types creates a gradual transition between the B-2 zoning at the intersection of Sugar Creek Road and I-85 and the R-4 zoning to the north.
- The petition includes off site transportation improvements.
- The petition limits the maximum height to 40 feet.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from industrial uses to residential uses up to 17 dwelling units per acre use for the portion of the site recommended for industrial uses.

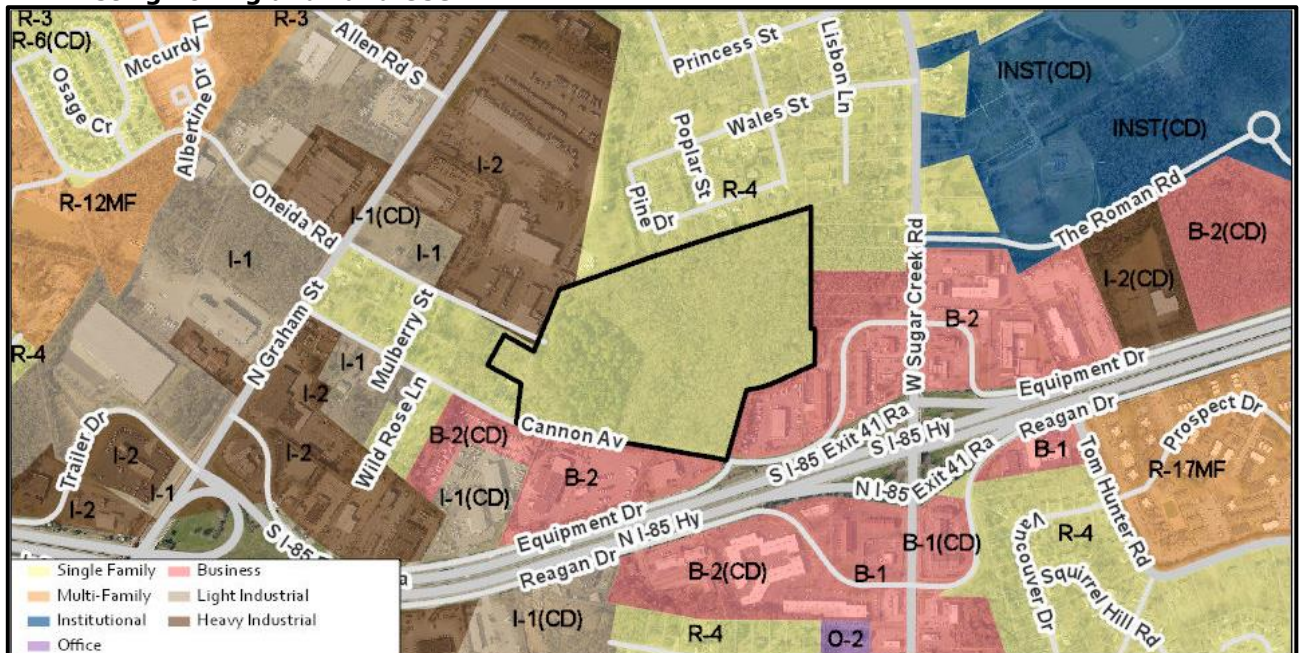
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows development of up to 350 residential dwelling units, comprised of single family detached, attached units or combination thereof.
- Limits the height of the buildings to 40 feet.
- Commits to 50-foot undisturbed Class C buffers adjacent to single family residential.
- Commits to an 8-foot wide planting strip and an 8-foot wide sidewalk along Cannon Avenue.
- Provides walkways to connect all residential entrances to sidewalks along public and private streets.
- Provides architectural standards related to: building placement, no blank walls, recessed garage doors, pitched roofs if provided, each unit will have a front porch, connected sidewalks, and decorative pedestrian scale lighting.
- Dedicates right-of-way and upgrading the street scape along Cannon Avenue.
- Commits to extend the internal local residential wide public street located on the eastern part of the site through the adjacent parcel of land to West Sugar Creek Road.
- Provides access to the site via Cannon Avenue and West Sugar Creek Road. Provides a future connection to Oneida Road with a stub street.

- **Existing Zoning and Land Use**



The subject property is undeveloped. The surrounding land uses include single-family homes, warehouse/distribution and commercial uses.





The subject property (denoted by the red star) is undeveloped.



The property to the north along Pine Drive is developed with single-family homes.

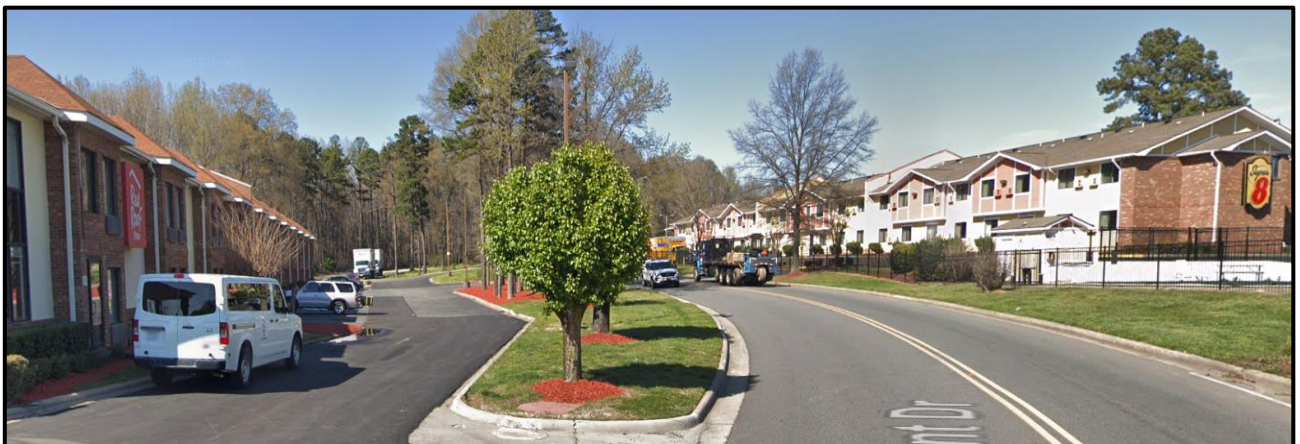




The properties to the south along Equipment Drive are developed with truck sales and servicing centers.



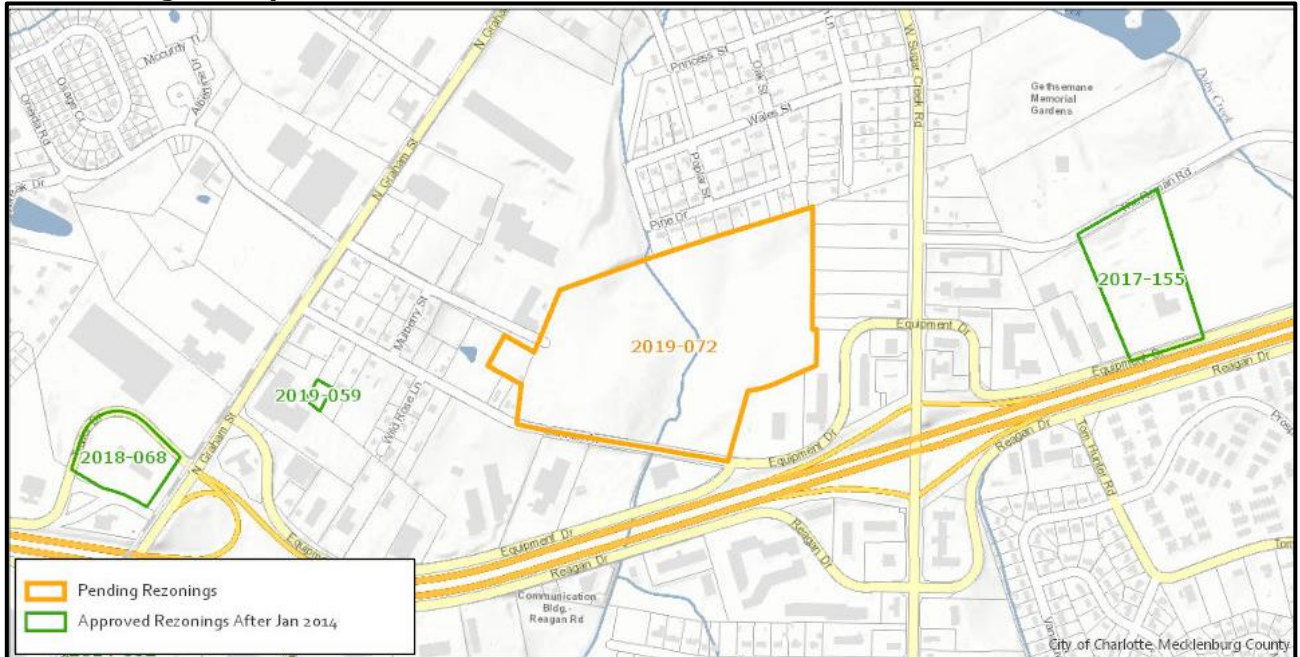
The property to the west along Oneida Road is developed with a UPS freight center.



The properties to the east along Equipment Drive are developed with motels and restaurants.

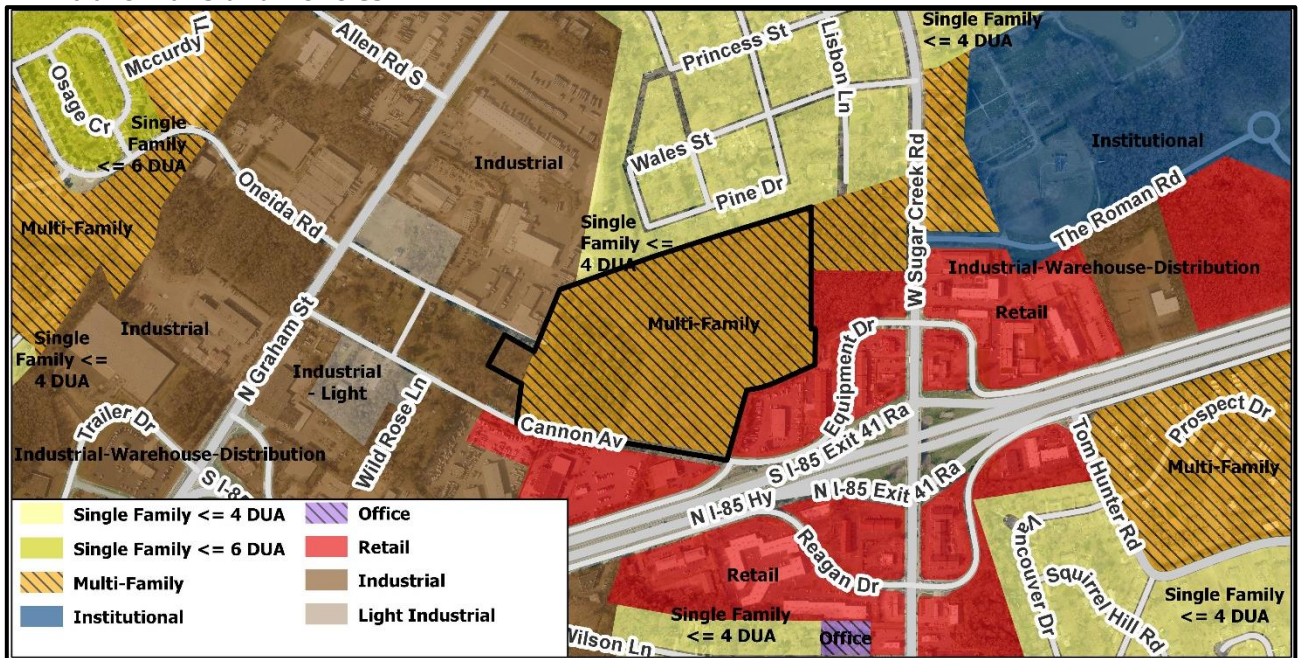


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-155	Rezoned 8.7 acres to allow most uses in I-2 (general industrial) district including outdoor storage.	Approved
2018-068	Rezoned 4.41 acres to allow all uses in the I-2 (general industrial) district.	Approved
2019-059	Rezoned 0.34 acres to allow all uses in the I-2 (general industrial) district.	Approved

- Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends multifamily development for parcel 04507101 and industrial development for parcel 04509301.

**TRANSPORTATION CONSIDERATIONS**

- This project is located along a Minor Collector. The site commits to dedicating right-of-way, upgrading the street scape along Cannon Avenue, and creating an internal connection from the public road to the proposed private street per the subdivision ordinance. The Traffic Impact Study has been approved.
  - See Outstanding Issues, Note 1
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 1,560 trips per day (based on 155 single-family dwellings).
  - Proposed Zoning: 3,290 trips per day (based on 350 dwellings).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 81 students, while the development allowed under the proposed zoning may produce 274 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 193.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Governor's Village STEM from 127% to 142%
    - Governor's Village Middle from 64% to 68%
    - Zebulon Vance High from 119% to 124%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Cannon Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Oneida Road and an existing 8-inch gravity sewer main running through the center of the property. See advisory comments at [www.rezoning.org](http://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:** See Outstanding Issues, Note 2
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 3

**OUTSTANDING ISSUES**Transportation

1. The approved Traffic Impact Study recommendations need to be added to the conditional notes of the site plan.

Environment

2. Revise site plan to clearly show tree save area locations and calculations on site plan.
3. Commit to dedicating and conveying a minimum of 2.0 acres to Mecklenburg County for a future neighborhood park.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

4. Amend the maximum building height in the development data table to match the 40-foot maximum height specified in the development standards.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225