

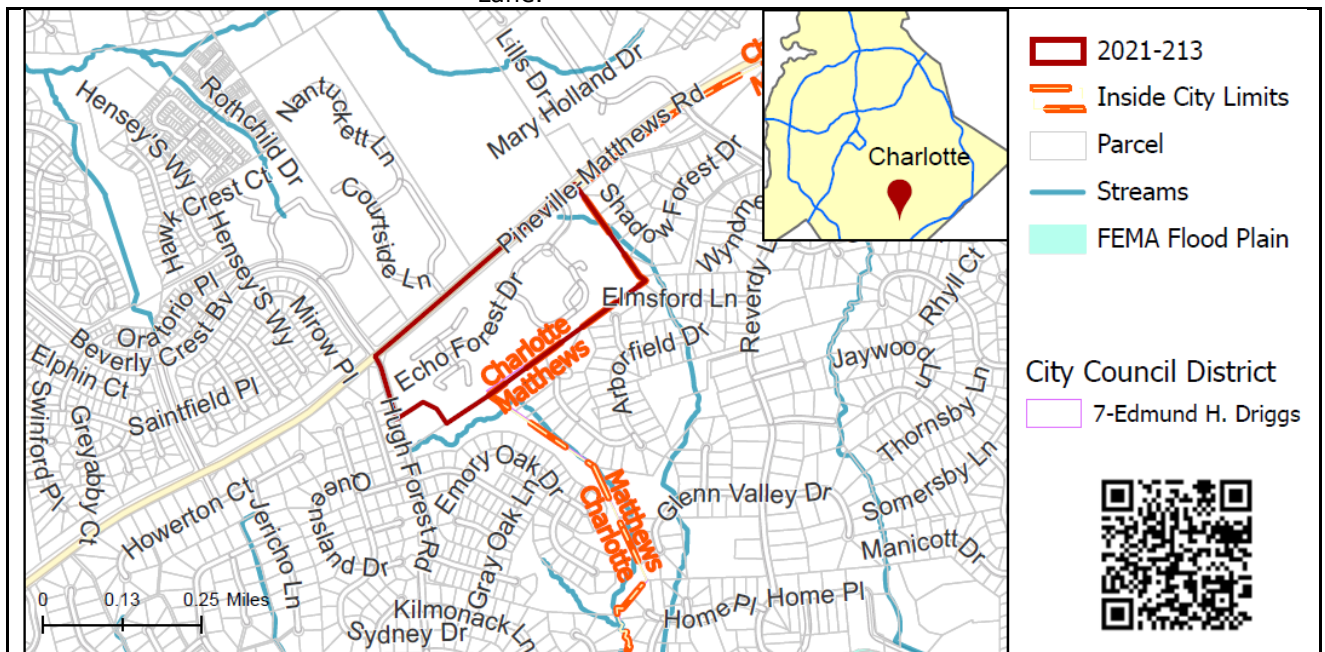
REQUEST

Current Zoning: R-12MF(CD) (Multi-Family Residential, Conditional)

Proposed Zoning: R-12MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

LOCATION

Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane.



SUMMARY OF PETITION

The petition proposes to redevelop 66 of the existing 266 multi-family dwelling units on the western portion of the site with **278** ~~300~~ new units for a total of **478** ~~500~~ dwelling units on the site located in southeast Charlotte.

PROPERTY OWNER

Echo Forest Apartments 2, LLC

PETITIONER

Goldberg Companies, Inc.

AGENT/REPRESENTATIVE

Keith MacVean/ Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 108.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with 2040 Policy Map recommendation for Neighborhood 2.

Rationale for Recommendation

- The petition increases the total number of units from 266 to **478** ~~500~~, a net increase of **212** ~~234~~ unit.
- The overall density of the development will be **11.15** ~~11.6~~ units per acre, within the limits of the existing R-12MF zoning category.

- The petition redevelops the western portion of the site containing 66 units with the construction of 278 ~~300~~ new units.
- The site plan maintains the existing berm along Hugh Forest Rd. except as necessary to be removed for site access.
- The petition provides a 260 ft building and parking setback along Hugh Forest Rd.
- The petition maintains the existing buffers along the southern and eastern property lines.
- The petition makes improvements to the intersections of Hugh Forest Rd and Highway 51 and Echo Forest Dr. and Highway 51.
- The site is located on a major thoroughfare in an area with a mix of residential housing types and institutional uses.
- The petition will provide additional housing options to the area.

PLANNING STAFF REVIEW

- **Proposed Request Details**

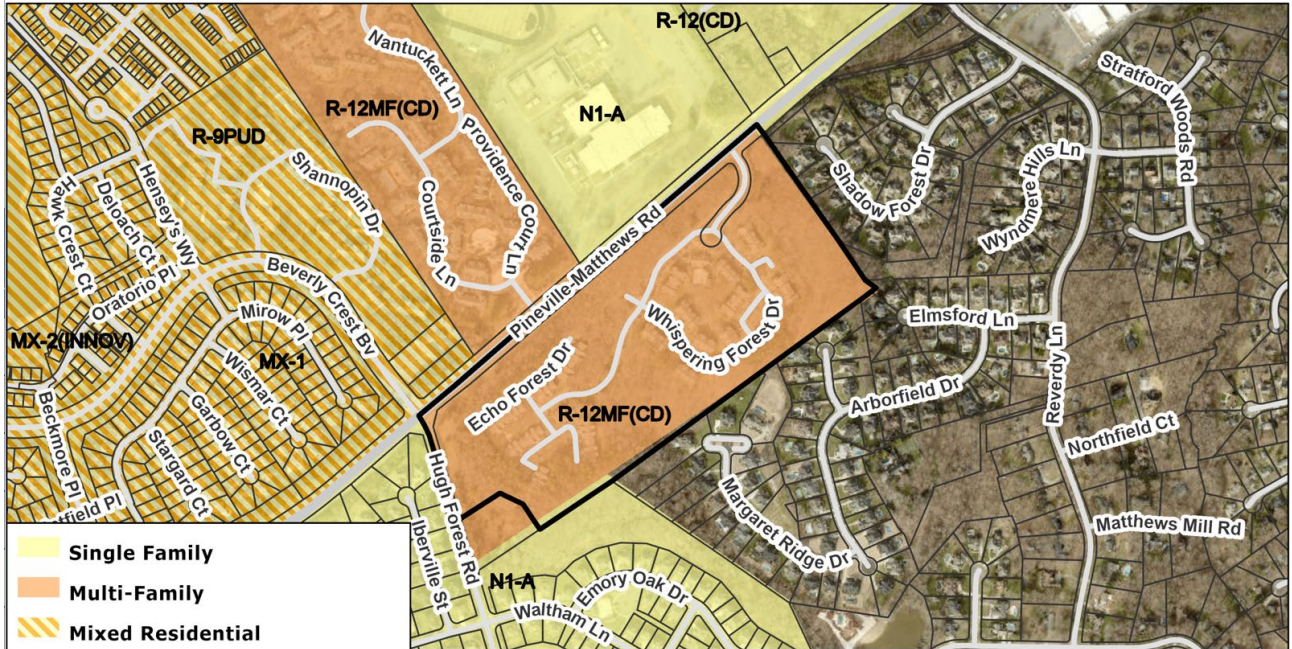
The site plan amendment contains the following changes:

- Splits the site into two development areas (Area A – west and Area B – east).
- Increases the number of allowed multi-family dwellings from 266 to 478 ~~500~~. Redevelops 66 units in Area A with 278 ~~300~~ new units. The 200 existing units in Area B will remain and no site changes are proposed for Area B, aside from transportation provisions at Echo Forest Dr.

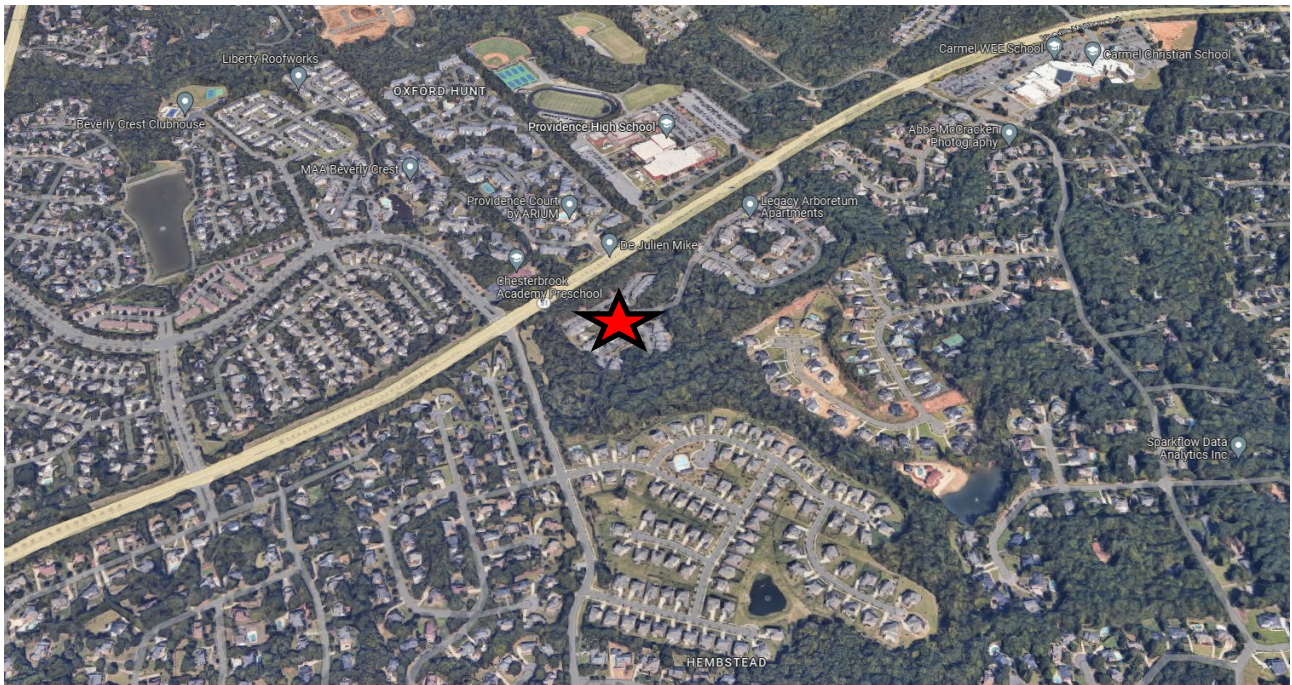
The site plan accompanying this petition contains the following provisions:

- Limits building height to 48 feet at the front building line.
- Limits the total number of buildings in Area A to 58, allows 10 (equal to the number existing) in Area B.
- Provides a minimum of 5 electric vehicle charging stations.
- 75 ft landscaped building and parking setback from Pineville-Matthews Rd. maintaining existing vegetation where possible.
- 260 ft ~~75-ft~~ landscaped building and parking setback from Hugh Forest Rd. The existing berm and landscaping will be preserved except as necessary to install proposed access to Hugh Forest Rd.
- 100 ft buffer along southern property line, within Area A the outer 50 ft will remain undisturbed. Within Area B the entire 100 ft will remain undisturbed.
- A 200 ft undisturbed buffer will be maintained along the eastern property line in Area B.
- Commits to architectural standards for new buildings in Area A related to allowed exterior façade materials, minimum building frontage, building massing, blank walls, roof design, and screening.
- Provides a minimum of 10,000 square feet of improved open space within Area A.
- Commits to a minimum of 2 improved open space area adjacent to the proposed 12 ft multi-use path and will include features such as seating, hardscape elements, lighting, watering station, etc.
- Provides new private street and sidewalk network connecting to Hugh Forest Rd and Pineville-Matthews Rd.
- Installs a 12 ft wide multi-use path along Area A's frontage of Pineville-Matthews Road.
- Provides a number of transportation mitigations identified in the TIS, including new and expanded turn lanes along Pineville-Matthews Rd and at Hugh Forest, limiting through movements at Echo Forest Dr., and pedestrian crossings and ramps.

- Existing Zoning and Land Use



The site was previously rezoned by petition 1990-008(C) to R-12MF(CD) to allow 266 multi-family dwelling units. There is a mixture of residential uses and zoning in the area. Homes in Town of Matthews jurisdiction are the east and southeast.



The site (indicated by the red star above) is along Pineville-Matthews Rd. in an area with a mixture of residential uses and institutional uses. The Arboretum activity center is just under a mile to the west.



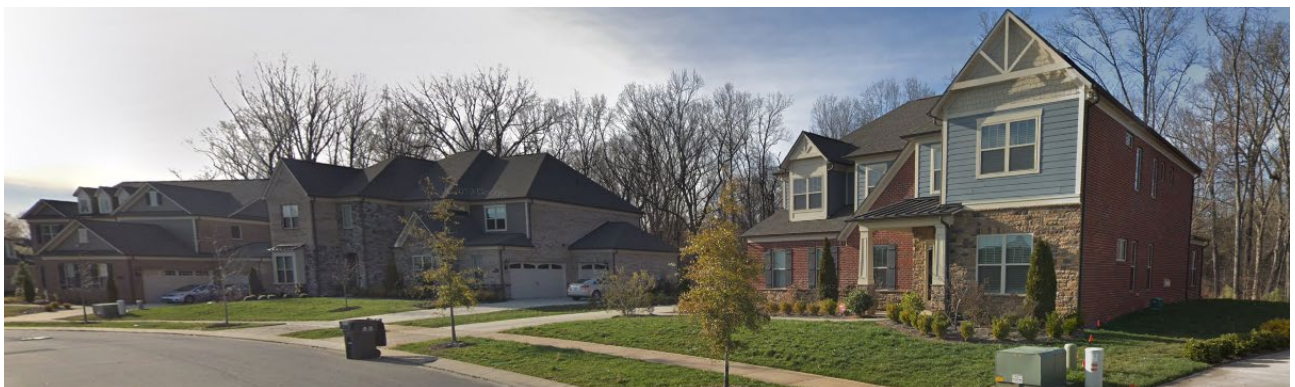
The site is developed with multi-family dwellings, part of Legacy Arboretum Apartments.



North of the site, across Pineville-Matthews Road is a preschool accessed from Beverley Crest Bv. and apartments off Providence Court Ln.



East of the portion of the site to be redeveloped are multi-family dwellings that are part of Legacy Arboretum Apartments that will remain. Beyond those east of the rezoning boundary are single family homes along Shadow Forest Dr.

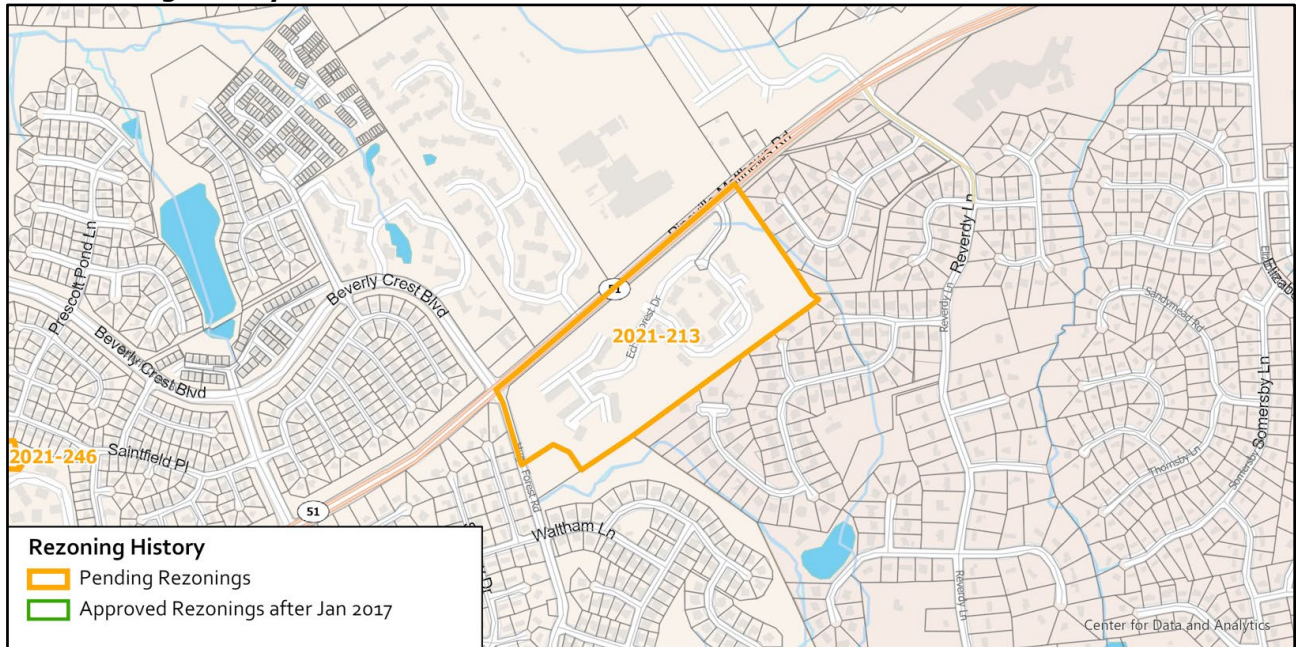


South of the site are single family homes along Emory Oak Dr.



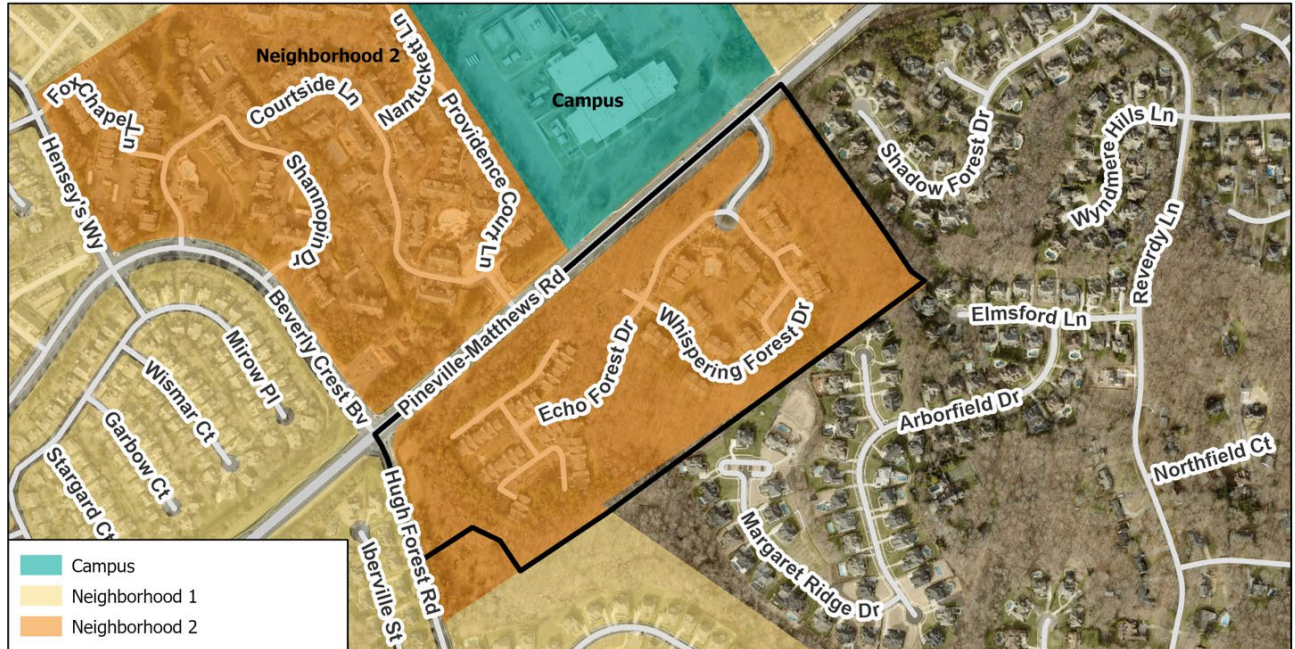
West of the site, across Hugh Forest Rd are single family homes fronting Iberville St.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-246	1.5 acres west of the site on Providence Rd for O-1(CD) to allow office uses.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 2 for the site.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Pineville-Matthews Road (NC 51), a State-maintained major thoroughfare, between Hugh Forest Road, a City-maintained Minor Collector, and Echo Forest Drive, a Private Local Road. The site plan proposes to reconfigure the Echo Forest Drive intersection and install bicycle facilities along the site's Pineville-Matthews Road frontage in accordance with Charlotte BIKES Council-adopted policy. A Traffic Technical Memorandum (TTM) was approved on May 17, 2023. The requirements from the memorandum have been included in the conditional notes. There are no further outstanding issues.

- **Active Projects:**

- NC-51 Sidewalk Project (Echo Forest Drive to Alexander Road)
 - The Project scope includes the construction of sidewalk along NC 51 from Echo Forest Drive (Providence High School) to Alexander Road, and on Alexander Road between NC 51 and Woodshed Court. The project will include the installation of accessible Curb Ramps at all quadrants of the Echo Forest intersection. Other improvements include a right turn lane and a second left turn lane on Alexander Road at NC 51
 - Design Phase
 - Anticipated Construction Completion Mid 2023
 - Contact Project Manager: Jonathan Hamrick (Jonathan.Hamrick@CharlotteNC.gov)

- **Transportation Considerations**

- See Requested Technical Revisions, Note 4 Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1450 trips per day (based on 266 multi-family dwellings).

Entitlement: 1450 trips per day (based on 266 multi-family dwellings).

Proposed Zoning: 2605 ~~2725~~ trips per day (based on 478 ~~500~~ multi-family dwellings).

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 outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 23 students, while the development allowed under the proposed zoning may produce 103 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 80 students.

- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Elizabeth Lane Elementary from 157% to 166%
 - South Charlotte Middle from 108% to 110%
 - Providence High from 109% to 110%.
- **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. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Pineville Mathews Rd. No outstanding issues.
- **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 advisory comments at www.rezoning.org
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Revise site plan and conditional notes to commit to constructing all TTM recommended improvements including, but not limited to, restriping the south leg of the Hugh Forest Road intersection to maximize turn lane storage on Hugh Forest Road.~~ Addressed.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

2. ~~Amend the label on the site cross section from "existing road" to "Existing Hugh Forest Road"~~ Addressed
3. ~~Clarify proposed improved open space adjacent to MUP in note 6b is in addition to the minimum 10,000 square feet in noted 6a.~~ Addressed

Transportation

4. ~~Update identified mitigation figure on page 1 of the site plan to the one from the approved TTM. The figure shown is from the old TTM.~~ Addressed

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

Planner: John Kinley (704) 336-8311