

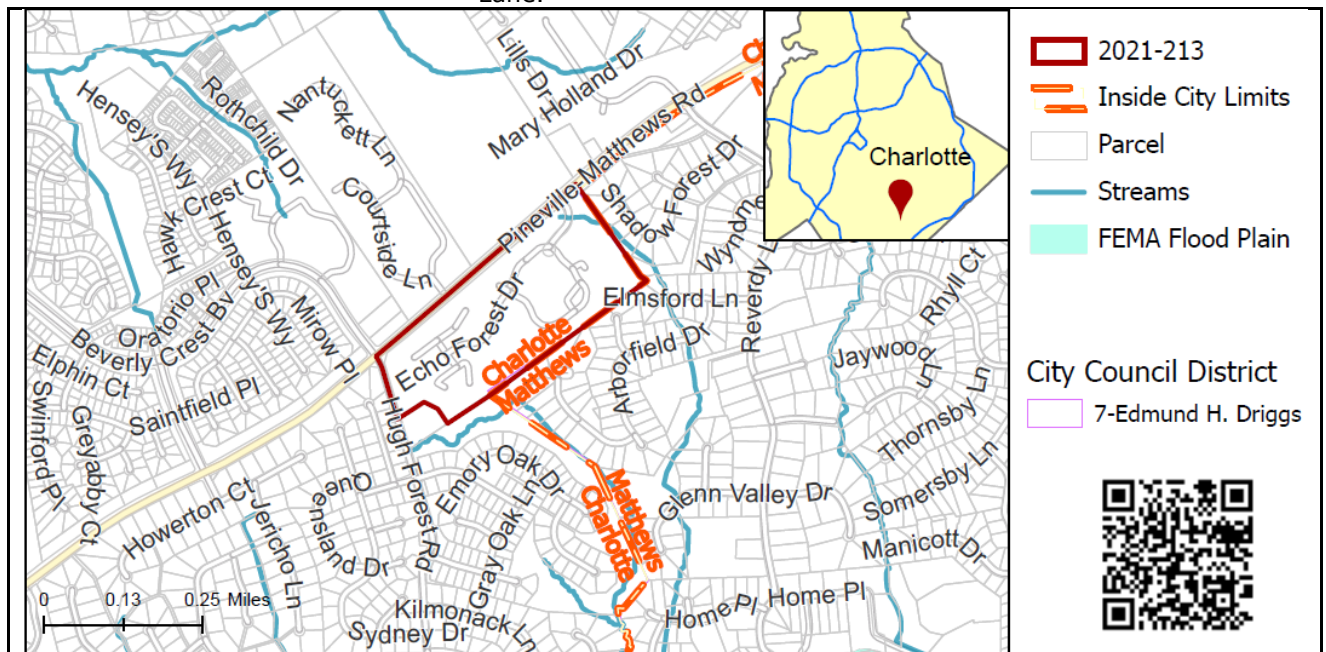
## REQUEST

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 300 new units for a total of 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 upon resolution of outstanding issue related to transportation and technical revisions related to labeling and open space commitment.

### Plan Consistency

The petition is **consistent** with *South District Plan* recommendation for multi-family use.

### Rationale for Recommendation

- The petition increases the total number of units from 266 to 500, a net increase of 234 unit.
- The overall density of the development will be 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 300 unit units.
- The site plan provides and maintains existing buffers along Hugh Forest Dr. and the southern and eastern property lines.
- 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:

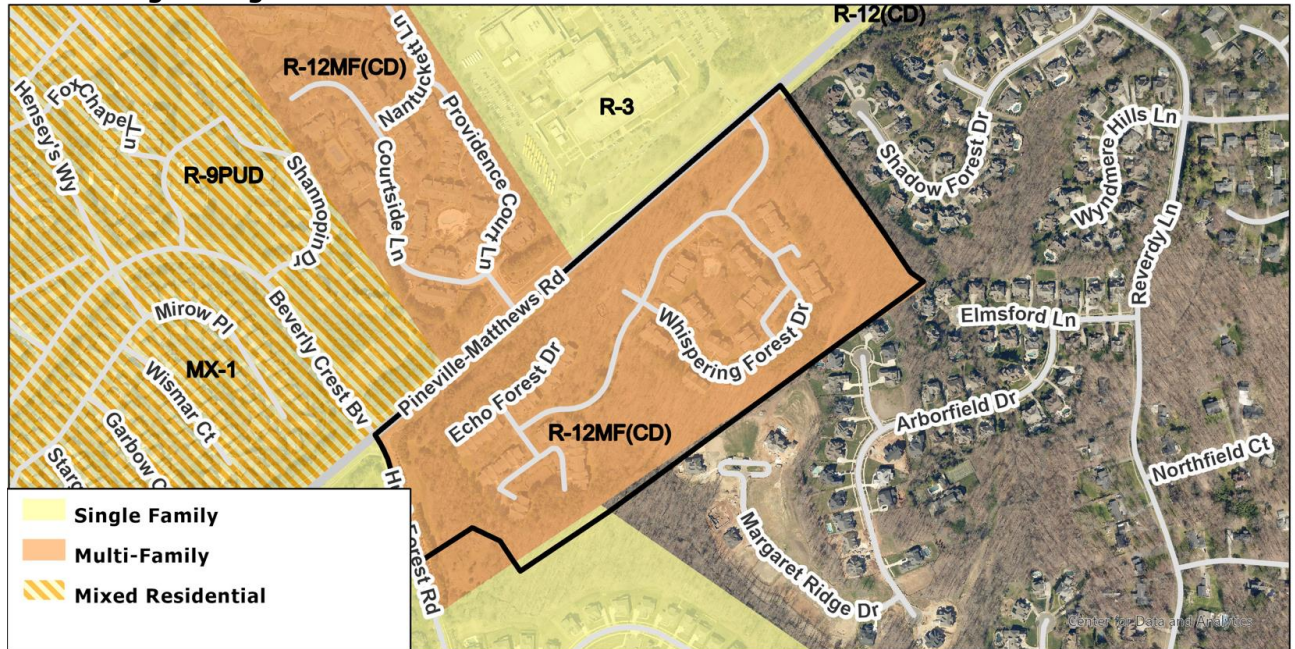
- Splits the site into two development areas (Area A – west and Area B – east).
- Increases the number of allowed multi-family dwellings from 266 to 500. Redevelops 66 units in Area A with 300 new units. The 200 existing units in Area B will remain and no site changes are proposed for Area B, aside from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

The site plan accompanying this petition contains the following provisions:

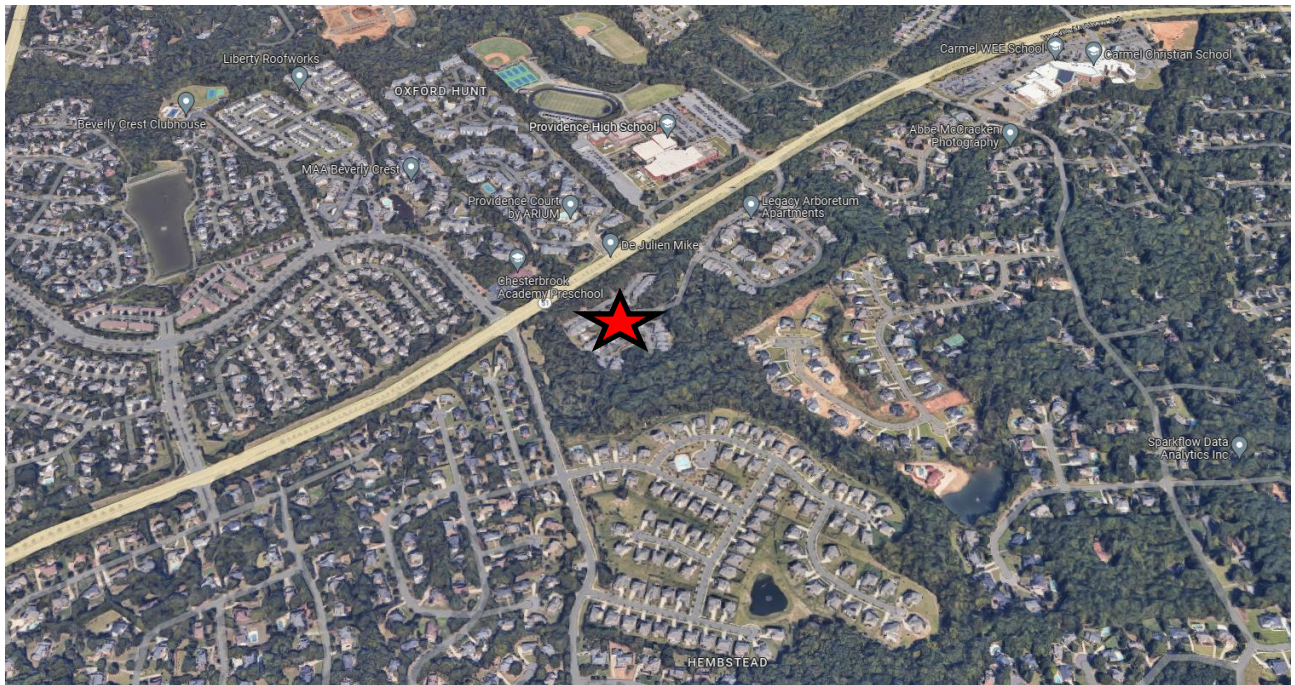
- Limits building height to 48 feet at the front building line.
- Limits the total number of buildings in Area A to 8, allows 10 (equal to the number existing) in Area B.
- Provides a minimum of 5 electric vehicle charging stations.
- 75 ft landscaped building and parking setback from Pineville-Matthews Rd. maintaining existing vegetation where possible.
- 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, 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 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.





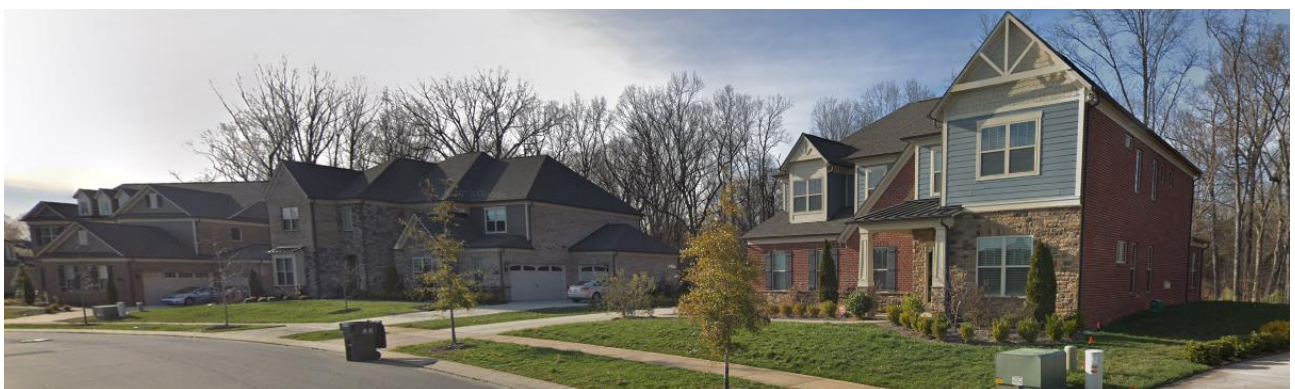
The site is developed with multi-family dwellings, part of Legacy Arboretum Apartments.



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.



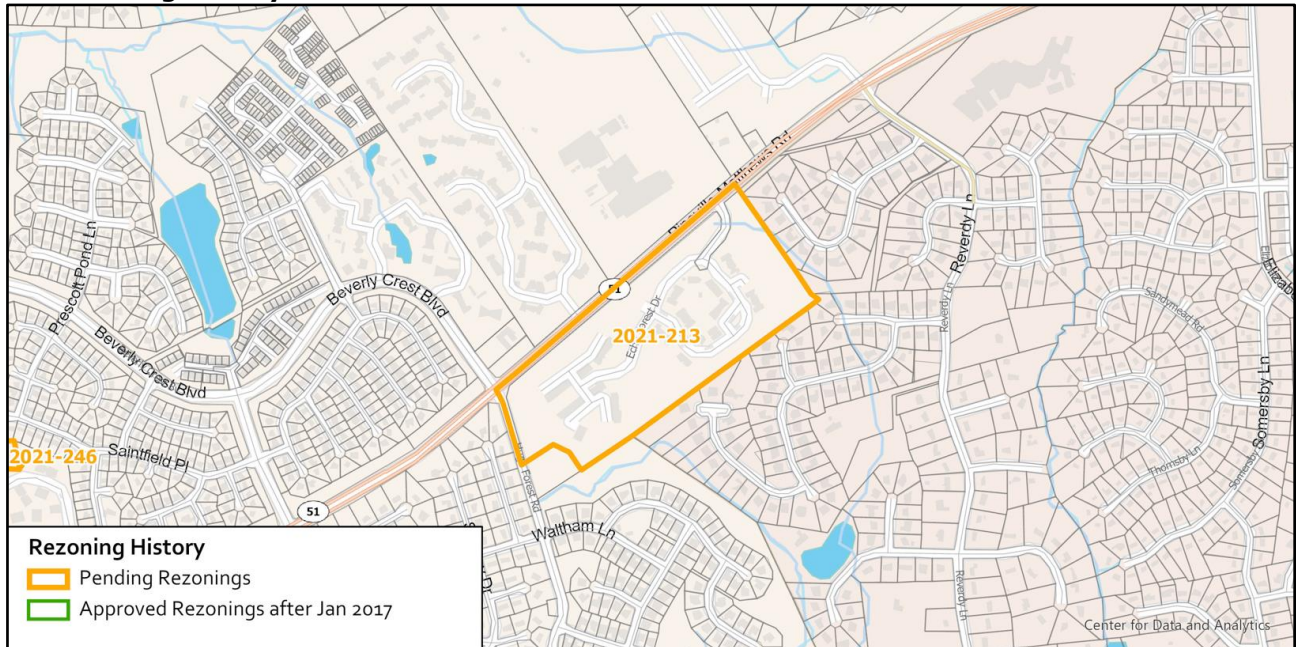
South of the site are single family homes along Emory Oak Dr.





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

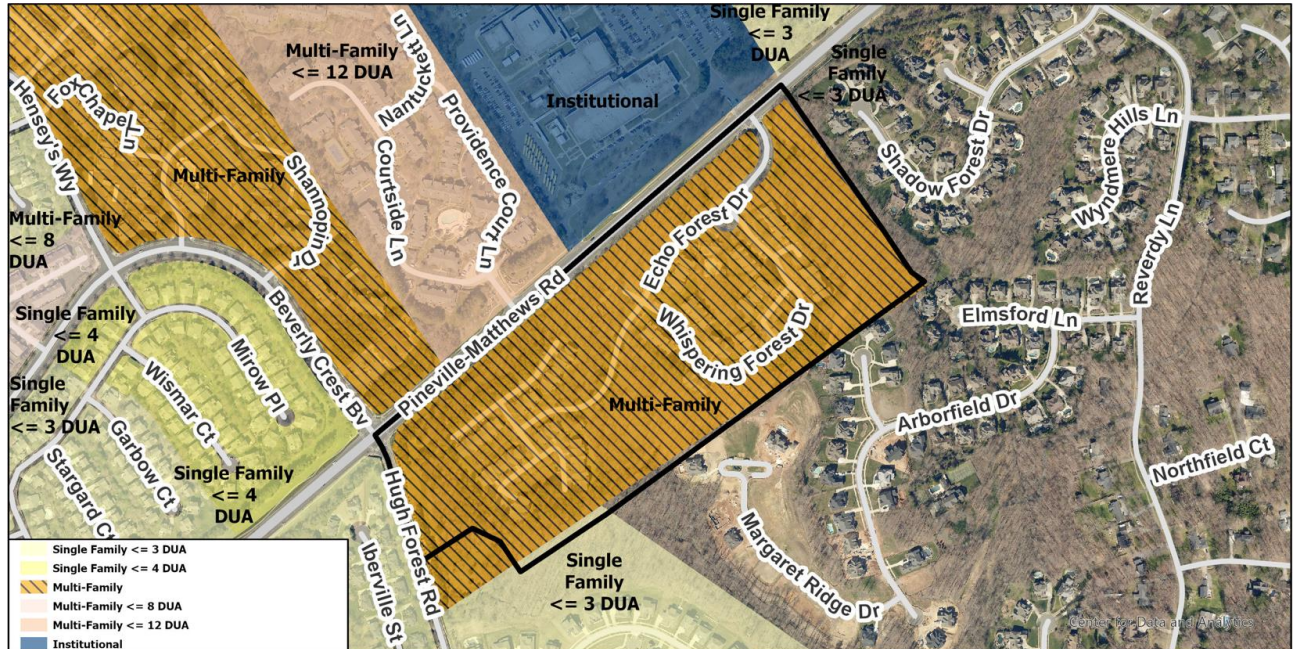
• **Rezoning History in Area**



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 *South District Plan* (1993) recommends multi-family for the site.
- **TRANSPORTATION SUMMARY**
  - The site 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 June 1, 2022. Site plan revisions are needed to commit to construct 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. Further details are listed below.
- **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 Outstanding Issues, Note 1.
- **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: 2725 trips per day (based on 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](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://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.

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

2. Amend the label on the site cross section from "existing road" to "Existing Hugh Forest Road"
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.

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





**Planner:** John Kinley (704) 336-8311

## Goals Relevant to Rezoning Determinations


### Rezoning Petition # 2021-213

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 and adopted (anticipated early 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> 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.	X
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	X
	<b>Goal 3: Housing Access for All</b> 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.	X
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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.	X



	<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>N/A</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>X</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>N/A</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>X</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>