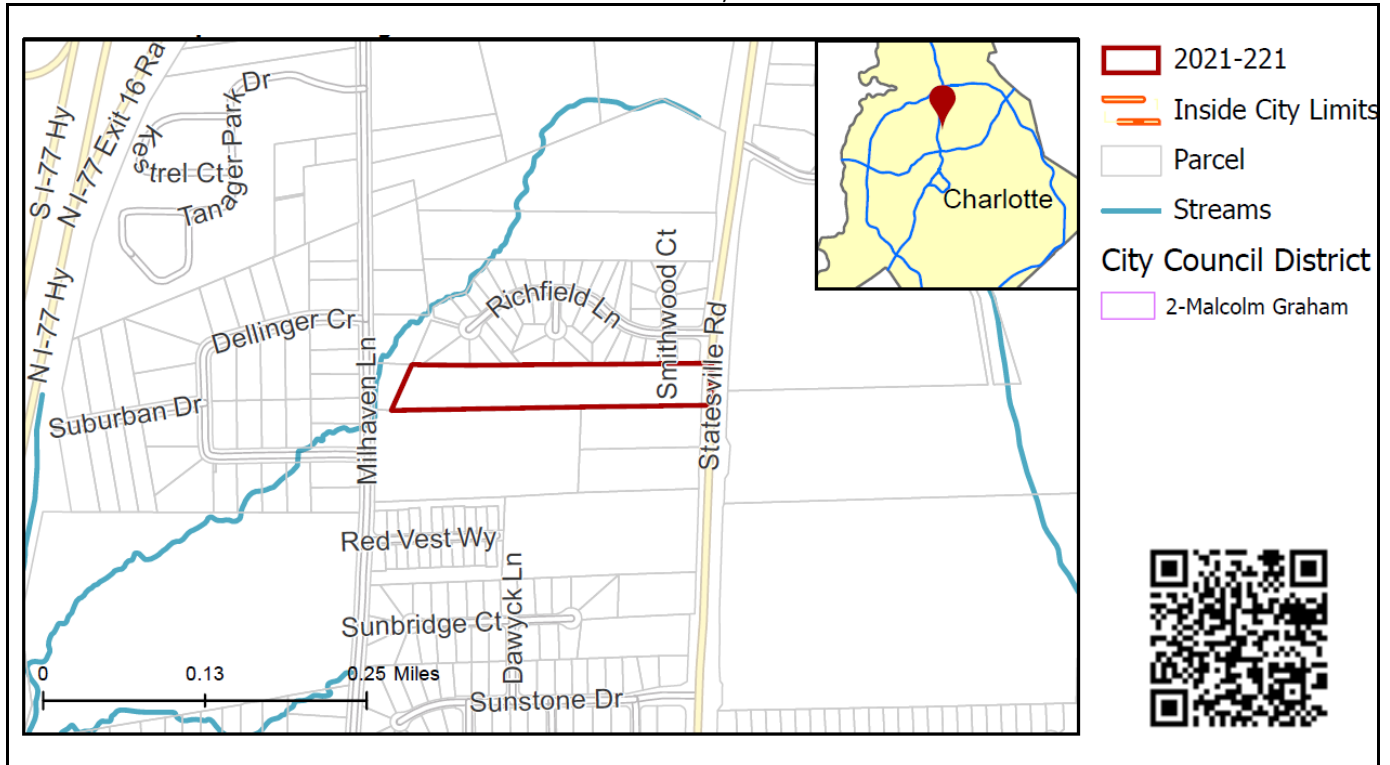


**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: INST(CD) (institutional, conditional)

**LOCATION**

Approximately 5.10 acres located on the west side of Statesville Road, east of Milhaven Lane, and south of Sunset Road.



**SUMMARY OF PETITION**

The petition proposes to develop a 15,000 square foot facility for special needs youth and adults on vacant land.

**PROPERTY OWNER**

Luis Gustavo Vindas

**PETITIONER**

Paulette Canaday

**AGENT/REPRESENTATIVE**

Timothy McMullen, RA

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 7

**STAFF RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- Institutional uses are compatible with residential uses and would provide a service to the surrounding community.
- This petition's proposed uses could help provide access to healthcare services to the surrounding community supporting the goal of access to safe, healthy, and active communities.
- The petition proposes streetscape improvements along Statesville Road including a 6-foot sidewalk and 8-foot planting strip.

- The petitioner commits to providing short- and long-term bicycle parking also contributing to the safety and health of the surrounding community.
- The petition plans to include a 24-foot Class C buffer adjacent to the single-family neighborhood to the north of the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

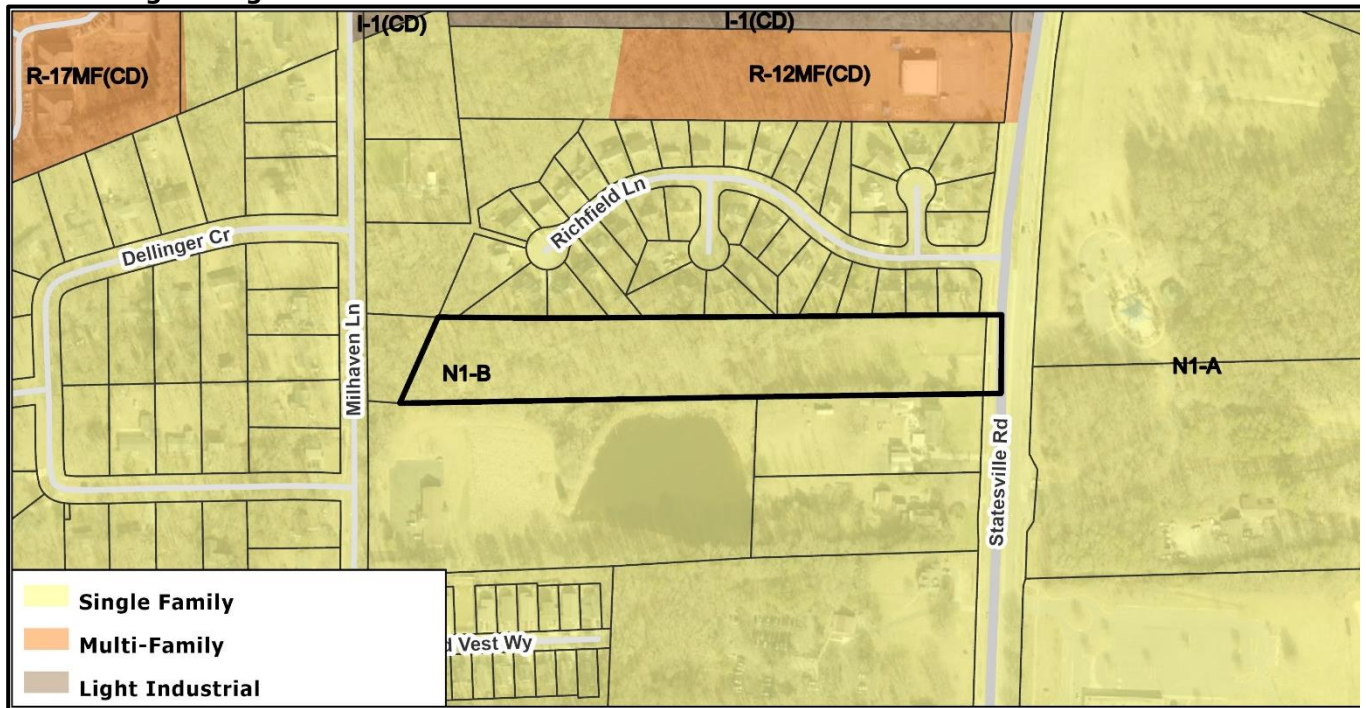
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

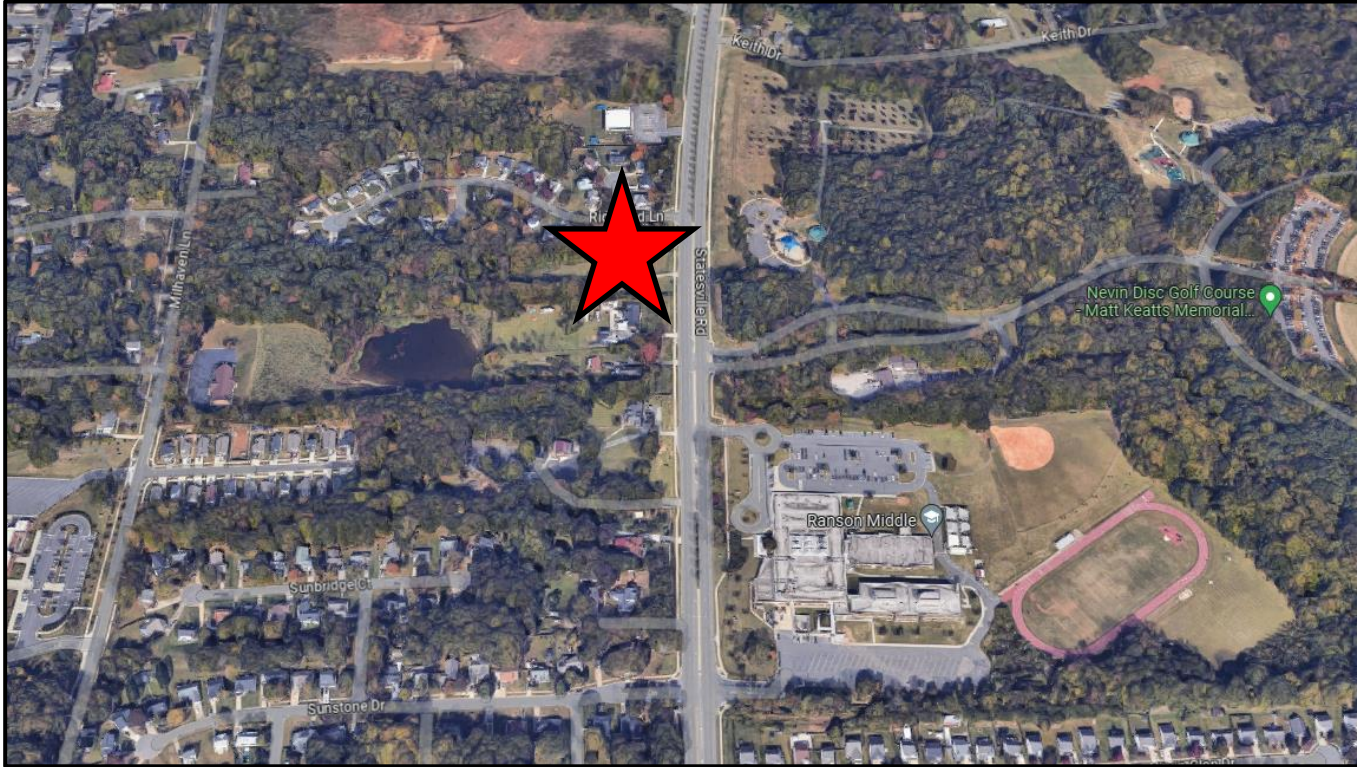
The site plan accompanying this petition contains the following provisions:

- Allows for a 15,000 square-foot facility to provide day activities and rehabilitative programs for developmentally challenged individuals.
- Limits building height to 40-feet.
- Provides an outdoor recreation area.
- Provides a 24-foot Class C buffer to adjacent single-family homes.
- Commits to streetscape improvements along Statesville Road including a 6-foot sidewalk and 8-foot planting strip.
- Dedicates 50-feet of right-of-way from the road centerline.

• **Existing Zoning**



- The surrounding land uses include single family homes, Nevin Community Park, Ranson Middle School, and religious institutions.



The subject property is denoted by the red star.



The property to the north along Richfield Lane is developed with single-family homes.

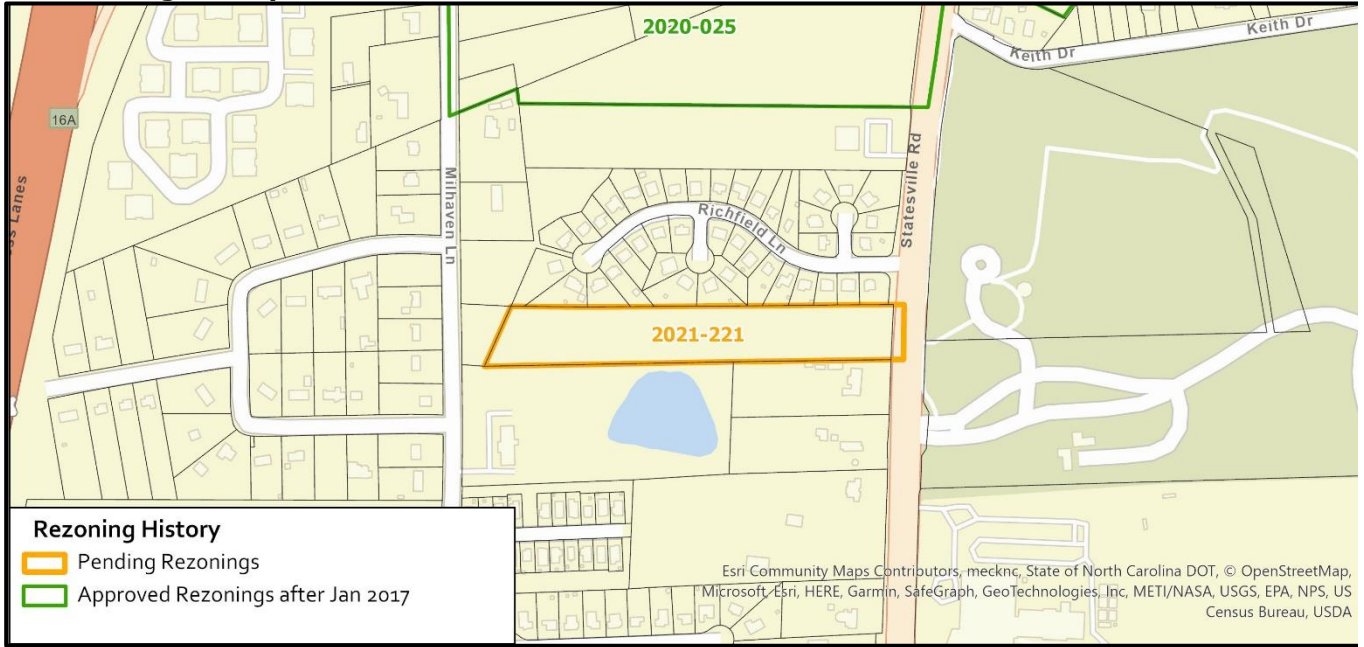


The property to the east along Statesville Road is the Nevin Community Park.



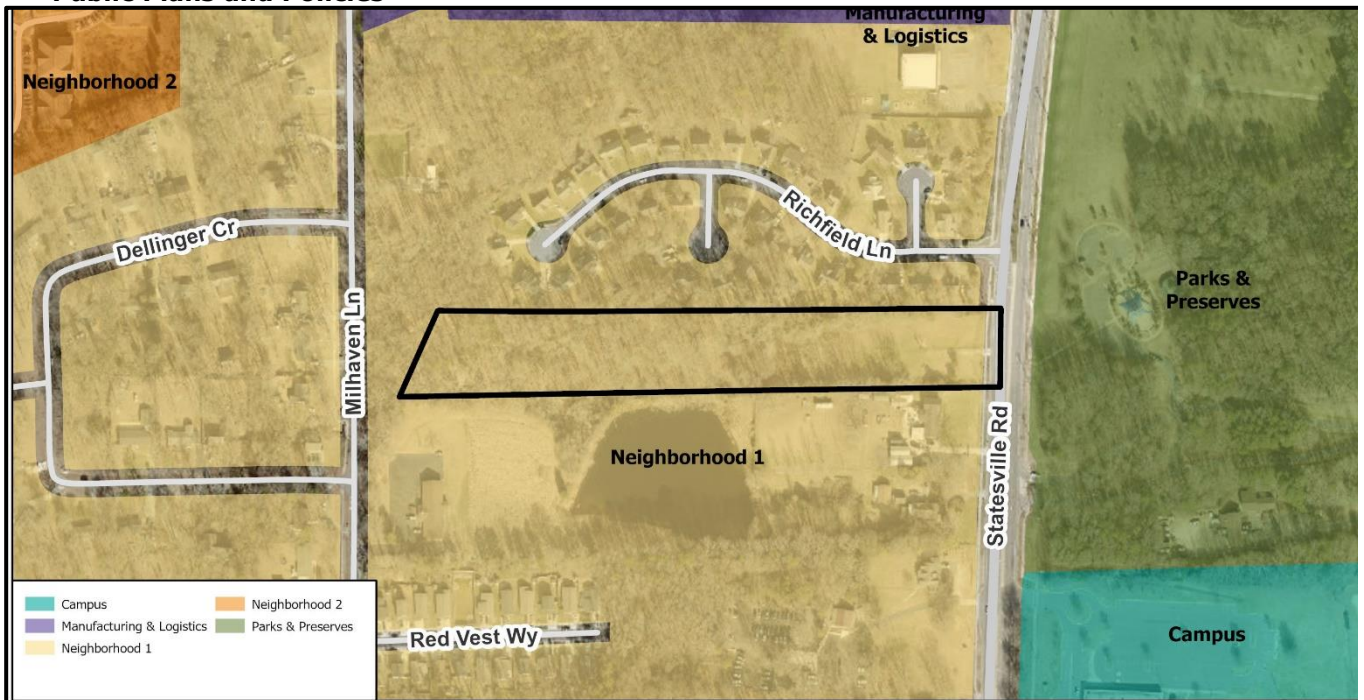
The property to the south along Statesville Road is developed with large lot single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-025	Rezoned 26.34 acres Allows up to 450,000 square-feet of warehousing, warehouse distribution, manufacturing, and office uses	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

**TRANSPORTATION SUMMARY**

- The petition is located west of Statesville Road, a State-maintained major thoroughfare and south of Richfield Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to ensure cohesiveness of site plan and conditional notes. Further details are listed below
- **Active Projects:**
  - No active projects near the site.
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 230 trips per day (based on 20 single family dwellings).
  - Proposed Zoning: 715 trips per day (based on 15,000 square feet of institutional use).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Statesville Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Statesville Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**Transportation

1. Revise site plan and conditional note(s) to commit to construct a Type II Modified driveway as depicted in Charlotte Land Development Standards Manual detail 10.25E connecting to the proposed parking lot.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

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