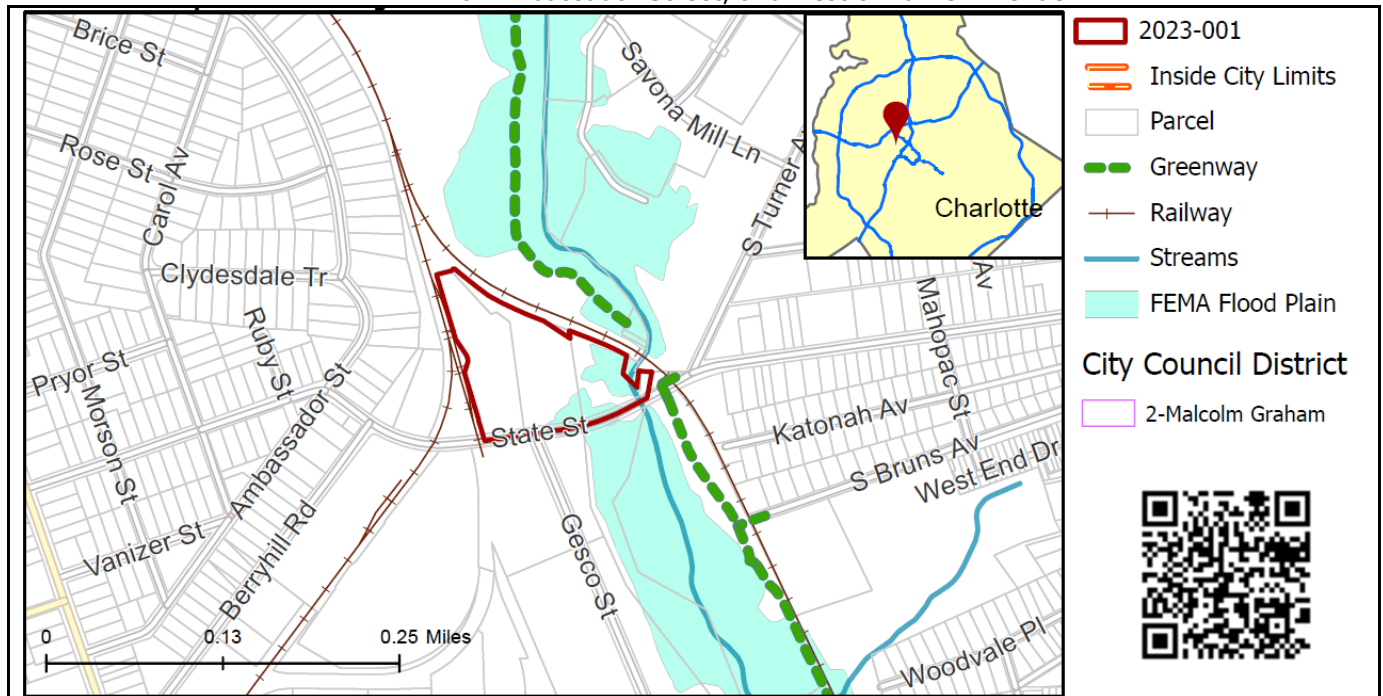


## REQUEST

Current Zoning: I-2 (General Industrial)  
Proposed Zoning: MUDD(CD) (Mixed-Use Development District, Conditional)

## LOCATION

Approximately 6.075 acres located on the north side of State Street, east of Ambassador Street, and west of Turner Avenue.



## SUMMARY OF PETITION

The petition proposes to redevelop an industrial property near the Seversville community with up to 450 multifamily dwellings and accessory uses.

## PROPERTY OWNER

Round Mountainside LLC, State Street LLC

## PETITIONER

Kairoi Residential

## AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

## 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.

### Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Innovation Mixed-Use place type.

### Rationale for Recommendation

- The petition is consistent with the 2040 Policy Map recommendation for Innovation Mixed-Use place type.
- The proposed multifamily residential use would complement the range of non-residential uses that have located in the Lower Tuckaseegee Road corridor in recent years.
- The petition would improve pedestrian mobility and safety along State Street by installing 8' planting strip and 8' sidewalk as well as connecting to Stewart Creek Greenway.

- The petition follows several others in the vicinity in seeking to rezone from manufacturing and logistics districts to districts allowing for residential and/or commercial and office uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 9: Retain Our Identity & Charm

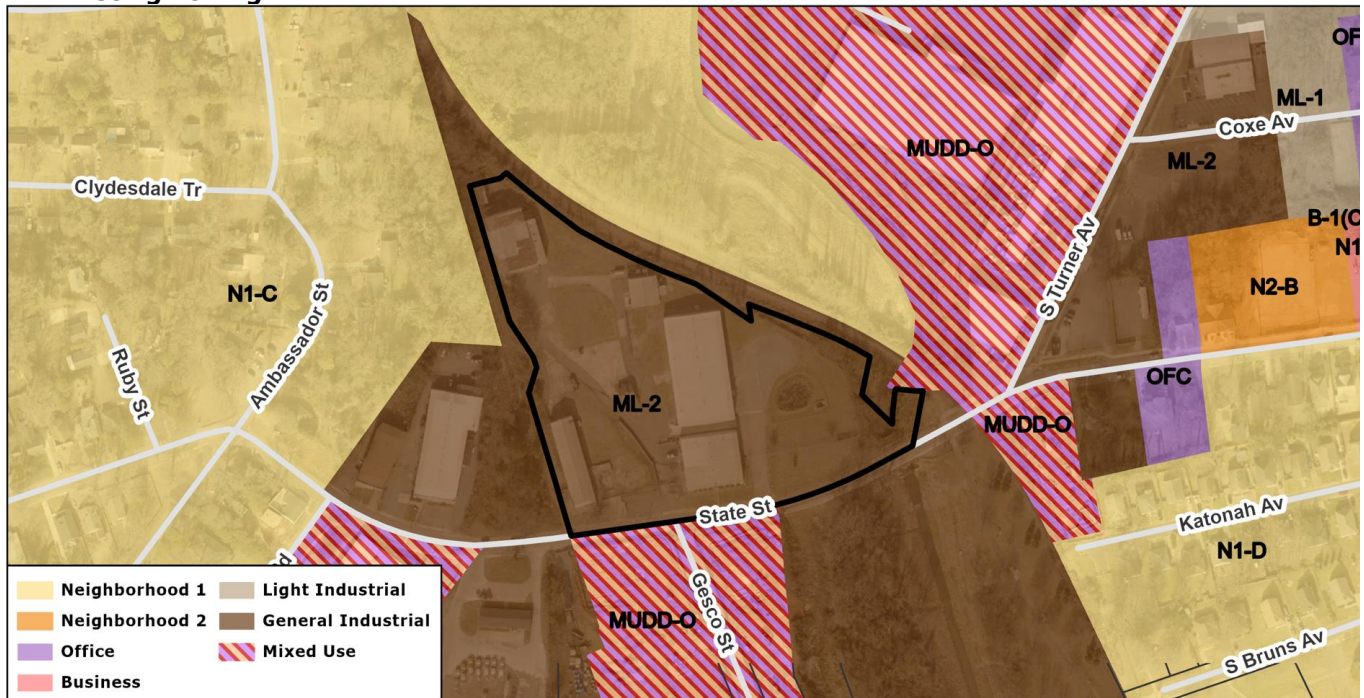
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

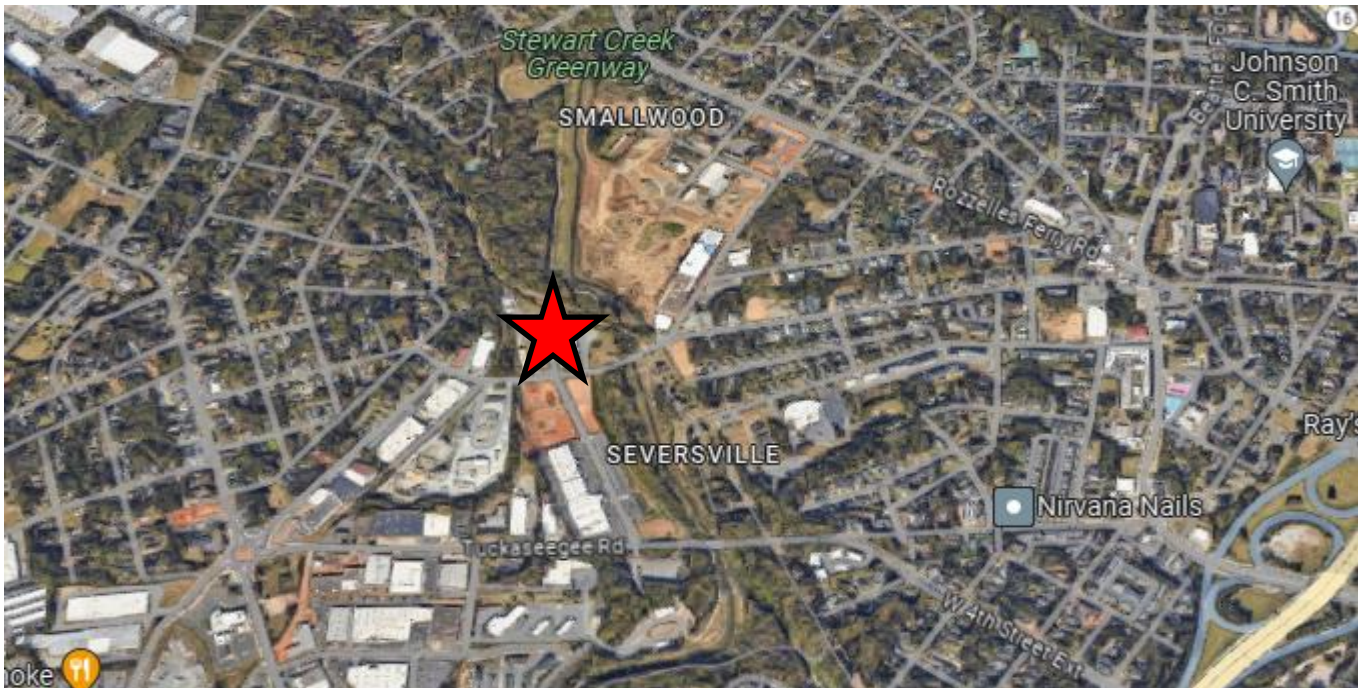
- Proposes up to 450 multifamily dwelling units along with accessory uses allowed in the MUDD district.
- Limits building height to 90’.
- Sets a minimum height of 16’ for ground floor uses abutting State Street.
- Commits to a minimum transparency requirement of 30% for the ground floor abutting State Street.
- Provides an 8’ planting strip and 8’ sidewalk along the site’s State Street frontage.
- Commits to pursuing offsite sidewalk to extend the State Street sidewalk to Stewart Creek Greenway.
- Provides an amenity area to include a clubhouse, fitness center, and swimming pool.

### • Existing Zoning



- The site and several adjacent properties are zoned ML-2. Most of the remaining properties in the vicinity are zoned with MUDD-O, N1-C, or N1-D.





The site, marked by a red star, is surrounded by a mix of uses including commercial, office, and single family residential.



Street view of industrial uses that currently occupy the site.



Street view of the mixed use Savona Mill site to the north and east of petition site. The former mill property was previously rezoned to allow for a mix of commercial, office, and residential uses.



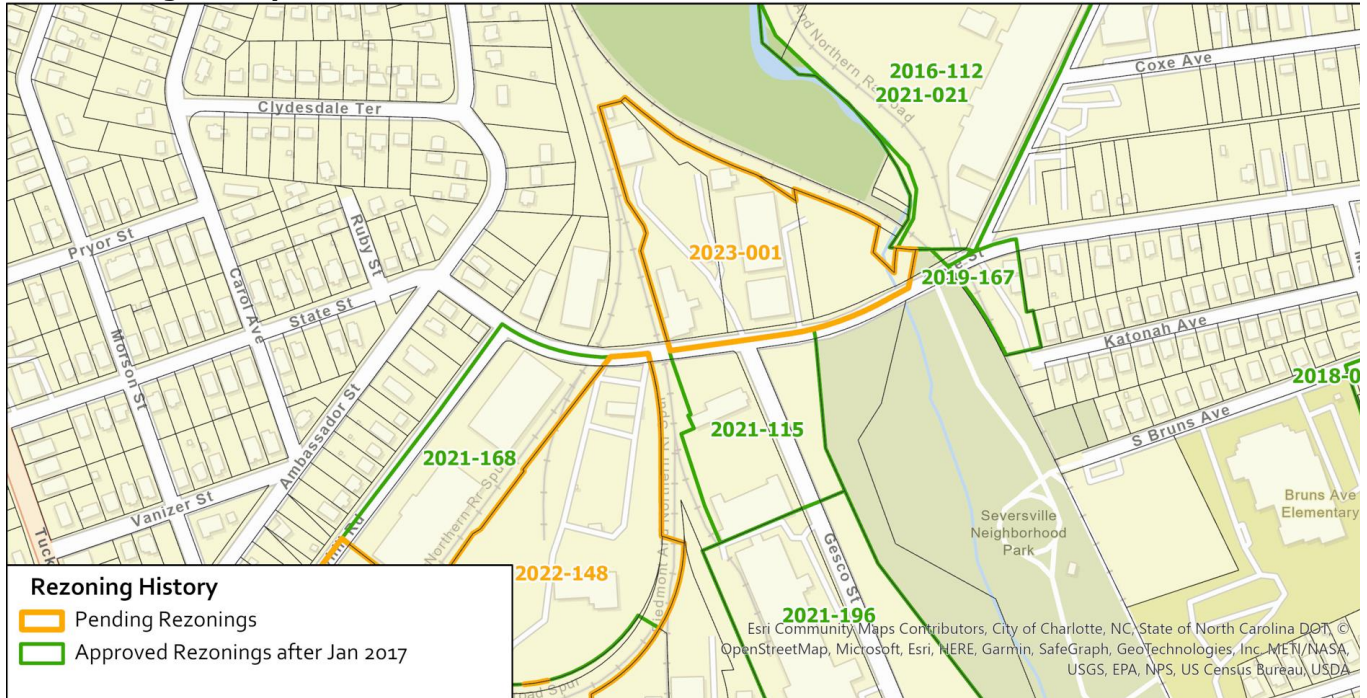
Street view to the south of the site along Gesco Street showing adaptive reuse for office uses and new construction of multifamily residential and commercial uses.





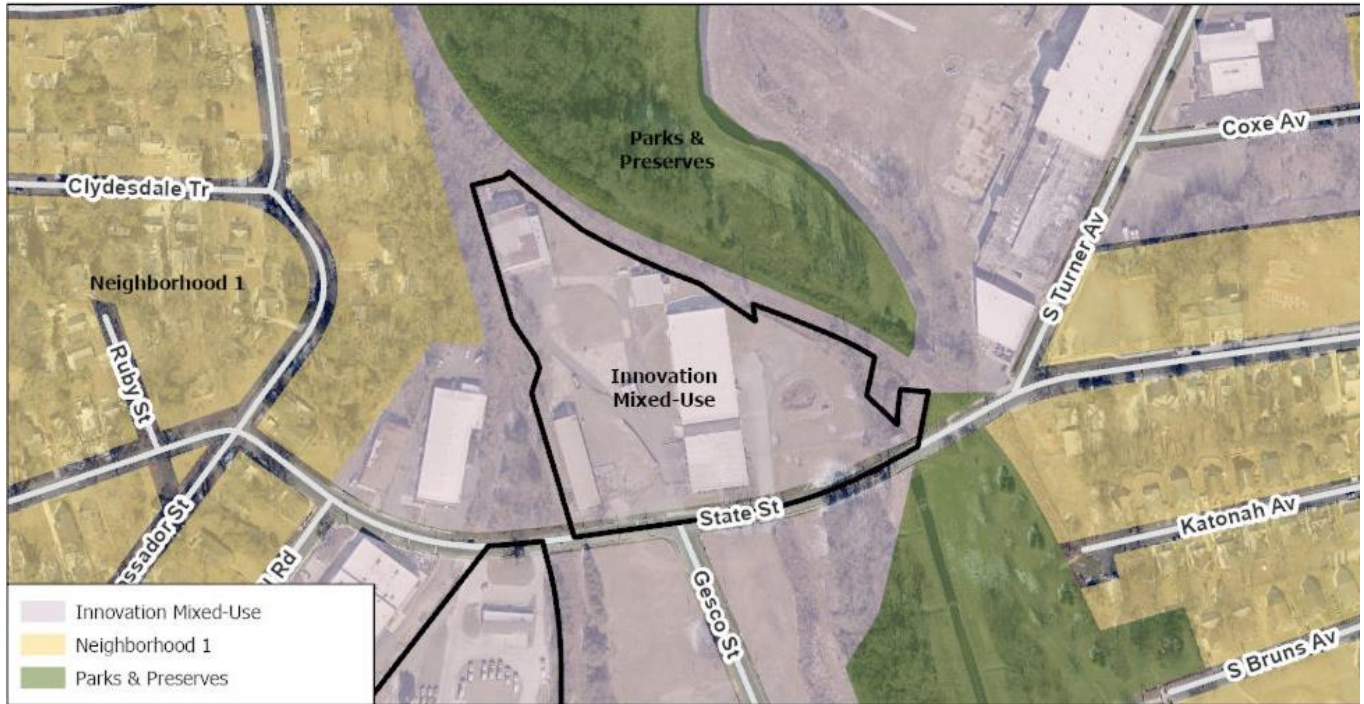
Streetview to the west of the site along State Street showing commercial and manufacturing and logistics uses.

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-148	Petition to redevelop an industrial site and allow all uses permitted in the IMU district.	Pending
2021-196	Petition to allow adaptive reuse and expansion of buildings with non-residential uses permitted in the MUDD district.	Approved
2021-168	Petition to allow adaptive reuse of industrial buildings as permitted in the MUDD district.	Approved
2021-115	Petition to allow redevelopment with up to 7,500 SF of commercial uses and 265 multifamily or townhomes.	Approved
2021-021	Petition to amend and previously approved plan to allow an increase to the maximum number of dwelling units.	Approved
2019-167	Petition to allow 104 multifamily dwelling units.	Approved
2018-057	Petition to allow redevelopment of a former mill building with up to 290,000 SF of commercial and/or office uses and 240 residential units.	Approved
2016-112	Petition to allow 57 single family attached dwellings.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Innovation Mixed-Use place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of State Street, a City-maintained minor collector, and Gesco Street, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Site plan and/or conditional note revisions are needed including the addition of standard CDOT conditional notes and completion of a requested Comprehensive Transportation Review. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-2. **ADDRESSED**

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 165 trips per day (based on 2,400 SF general office, 48,915 SF warehouse).

Entitlement: 460 trips per day (based on 264,845 SF warehouse).

Proposed Zoning: 2,105 trips per day (based on 450 multifamily dwelling units).

## DEPARTMENT COMMENTS

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 82 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 82
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Ashley Park K-8 from 81% to 82%
    - West Charlotte High remains at 98%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along State St. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 07112129 and an existing 8-inch gravity sewer main located inside parcel 07112130.
- See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. ~~CDOT requests that the petitioner complete a Comprehensive Transportation Review (CTR) for the site for multimodal assessment and transportation demand management. As part of this request, the petitioner shall review and assess the publicly accessible pedestrian network within ¼ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 3 (14 mitigation points) for multimodal assessment. As part of this request, the petitioner shall identify site-specific and development-related ways to reduce single-occupant vehicle trips and encourage alternative modes of transportation to meet the Tier 3 (6 mitigation points) for TDM assessment.~~ **ADDRESSED**
2. ~~Update Conditional note 3.F. and remove portion that states "under this section 3" as some of the transportation improvements are under other sections such as the streetscape.~~ **ADDRESSED**

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908