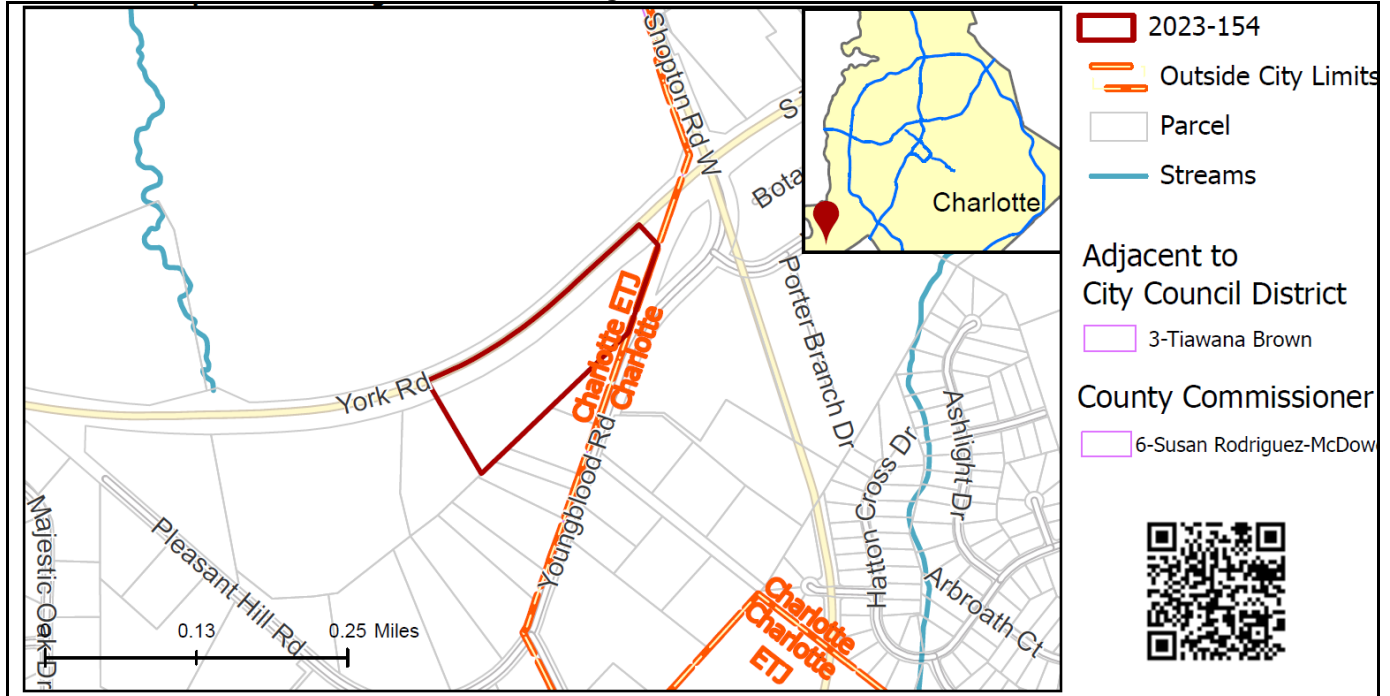


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Approximately 7.17 acres located on the south side of York Road and west side of Youngblood Road.



SUMMARY OF PETITION

The petition proposes to allow an age restricted multifamily stacked development with up to 160 dwelling units on a vacant parcel in the Steele Creek community.

PROPERTY OWNER

The Chhay Family Trust

PETITIONER

UNC Capital LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 20.

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The proposed age restricted development would provide an additional housing opportunity for this growing segment of our community.
- The site is adjacent to Neighborhood Center place type to the east across Youngblood Road.
- The petition would upgrade the streetscape along it's York Road frontage by providing 8' planting strip and 12' multi-use path where no sidewalk exists today.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 2: Neighborhood Diversity & Inclusion
- 8: Diverse & Resilient Economic Opportunity

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

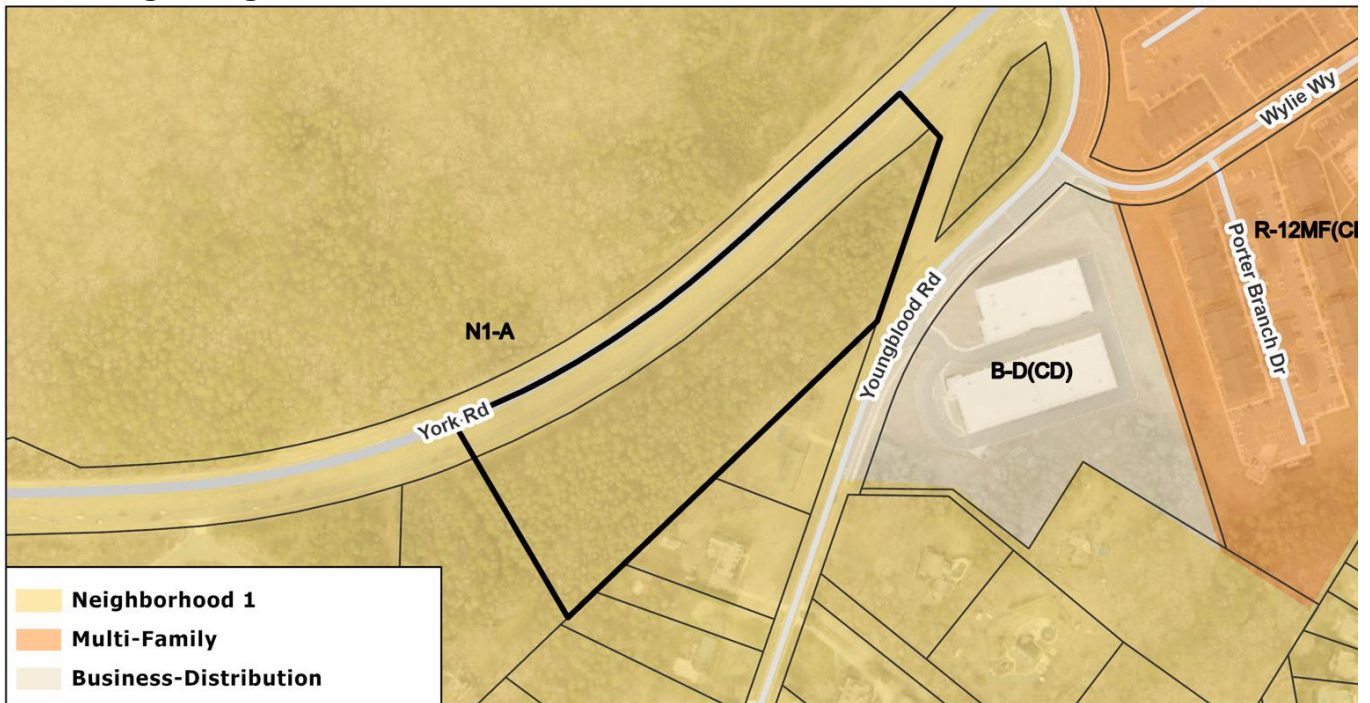
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes an age restricted multi-family stacked development with up to 160 residential units.
- Limits the number of principal buildings to two.
- ~~Provides a 10' Class C landscape yard with 6' opaque fence where adjacent to N1 zoning and place type.~~
- Provides a 20' Class C landscape yard with 6' opaque fence along the majority of the southern and western property boundaries.
- Preserves 10% of the site as open space.
- Commits to the following transportation improvements:
 - Access from both York Road and Youngblood Road.
 - Right turn lane at York Road access with 150' storage and 100' taper.
 - 8' planting strip and 12' shared-use path along the site's York Road frontage.
 - 8' planting strip and 8' sidewalk along the site's Youngblood Road frontage.

• **Existing Zoning**



- The site and most of the surrounding properties are zoned N1-A. Properties to the east are zoned B-D(CD) and R-12MF(CD).



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



Streetview of the site as seen from York Road looking southwest.



Streetview of McDowell Nature Preserve to the north of the site across York Road.



Streetview of commercial and multifamily residential uses to the east of the site across Youngblood Road.

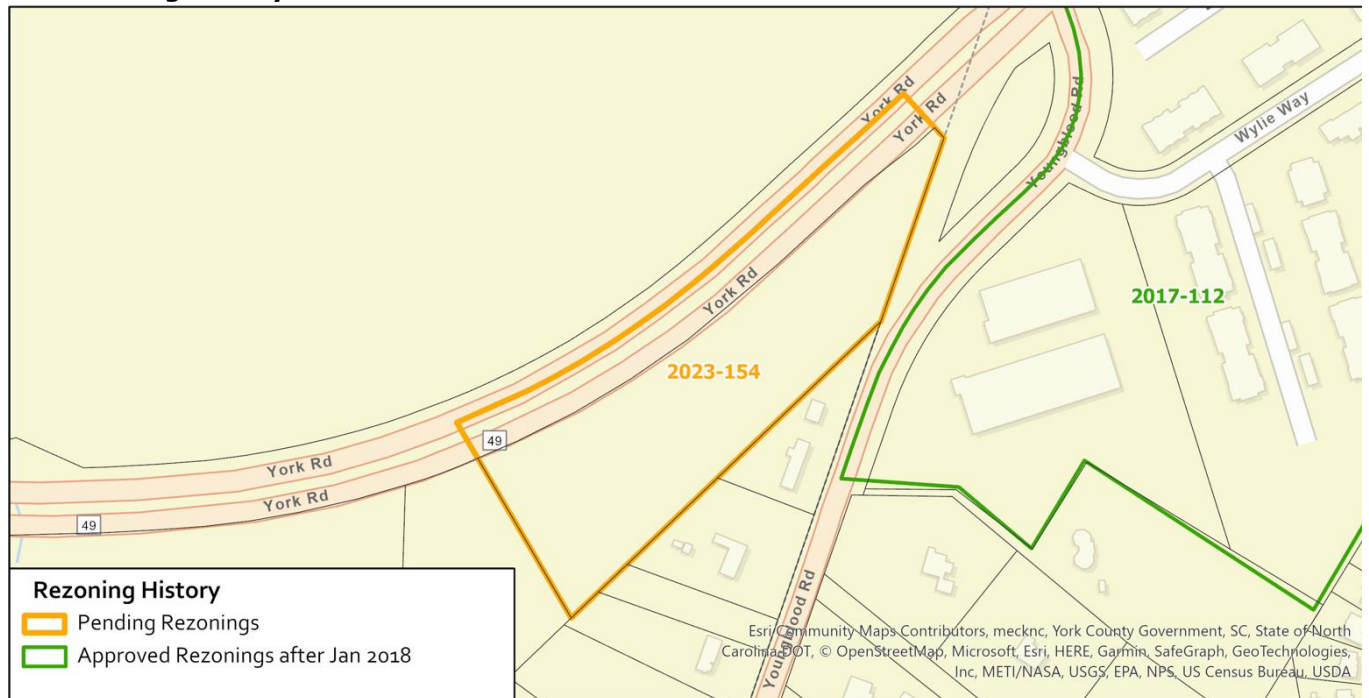


Streetview of single family detached residential uses to the south of the site along Youngblood Road.



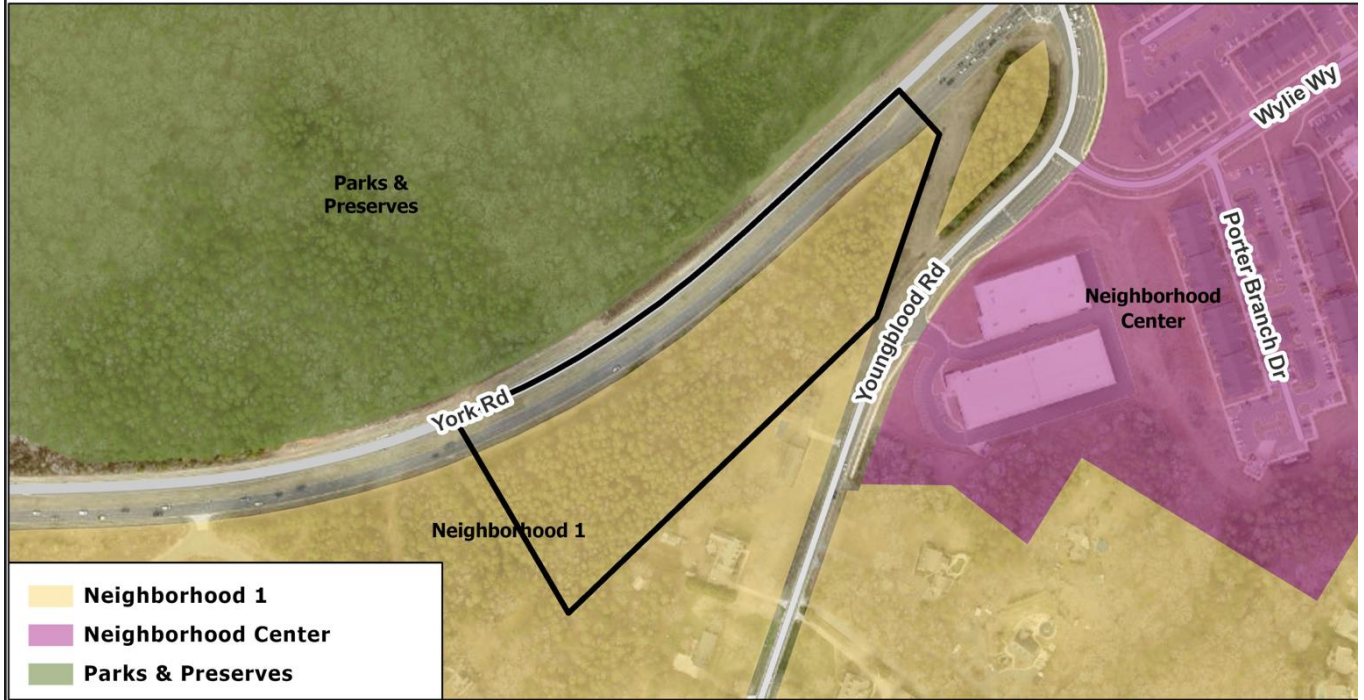
Streetview of largely wooded property to the south of the site developed with one single family dwelling.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-112	Petition to rezone 30 acres from R-3 to R-12MF(CD) and B-D(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to York Road, a State-maintained major arterial, west of Shopton Road, a State-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to label and dimension the ROW and back of curb from the centerline; install curb and gutter on Youngblood Road; align driveway on Youngblood with driveway across the street; and restripe a left turn lane for driveway on Youngblood. Further details are listed below.

• **Active Projects:**

- No active projects near the site.

• **Transportation Considerations**

- See Outstanding Issues, Notes 8.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 245 trips per day (based on 21 single family detached dwellings).

Proposed Zoning: 490 trips per day (based on 160 senior 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
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable. Age restricted projects should not have any impact on local schools.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water main along York Rd and an existing 16-inch water main along Youngblood Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Youngblood Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 2-3.

OUTSTANDING ISSUES

Site and Building Design

- ~~1. Commit to a 25' Class B buffer with opaque fence where adjacent to N1 zoning and place type.~~
ADDRESSED

Environment

2. Provide a tree survey showing all city trees 8" DBH or greater and all planted city trees, all existing heritage trees on site, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements. **OUTSTANDING**
3. Verify that tree save areas are contiguous. **OUTSTANDING**

Transportation

- ~~4. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~
ADDRESSED
- ~~5. Label and dimension the right of way from the road centerline.~~ ADDRESSED
- ~~6. In coordination with NCDOT, revise site plan and conditional note(s) to show the existing driveway on the east side of Youngblood Road. Align the sites entrance along the centerline of the existing driveway.~~ ADDRESSED
- ~~7. Revise site plan and conditional note(s) to commit to restriping a left turn lane into the site off of Youngblood Road.~~ ADDRESSED
8. Revise site plan and conditional note(s) to construct 8-foot planting strips and 12-foot multi-use paths on York Road and Youngblood Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note stating the entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the 12-foot multi-use paths on York Road and Youngblood Road. Revise site plan to show all sidewalk outside of the NCDOT right-of-way and inside a public access easement. **OUTSTANDING**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908