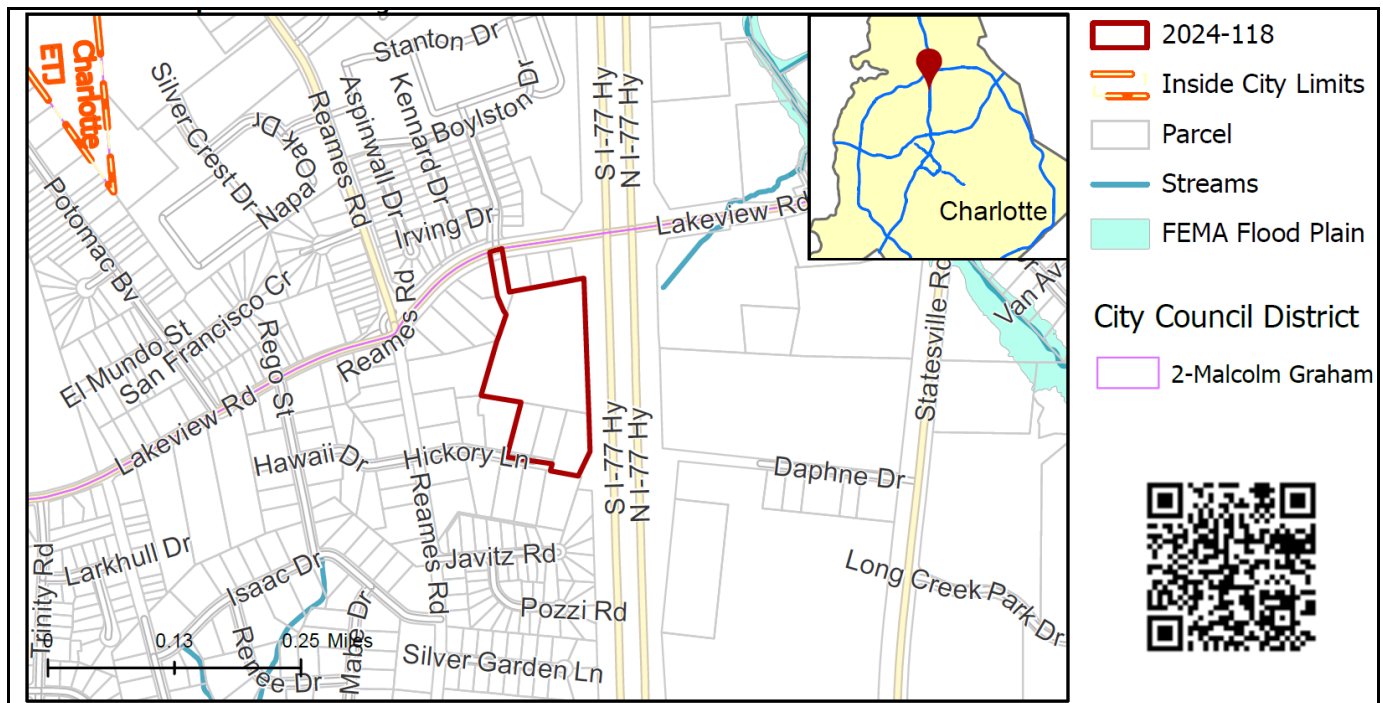


REQUEST

Current Zoning: N1-A (Neighborhood 1-A).
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

LOCATION

Approximately 9.40 acres located south of Lakeview Road, east of Reames Road, and north of Hickory Lane.



SUMMARY OF PETITION

The petition proposes the development of up to 132 multi-family attached dwelling units. The site is currently undeveloped.

PROPERTY OWNER

Nancy Archer; Carolina Behavioral Consulting, LLC

PETITIONER

Weekley Homes, 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: 7

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property is adjacent to sites to the north, across Lakeview Road, zoned MX-1(INNOV) (mixed-Use, innovative) and UR-2(CD) (Urban Residential, conditional) developed with single-family and multi-family dwellings.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.

- The site is within a ¼-mile walk of transit, the number 7 CATS local bus providing service between Northlake Mall, the Rosa Parks Community Transportation Center, and the Charlotte Transportation Center (CTC).
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood diversity & Inclusion

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.

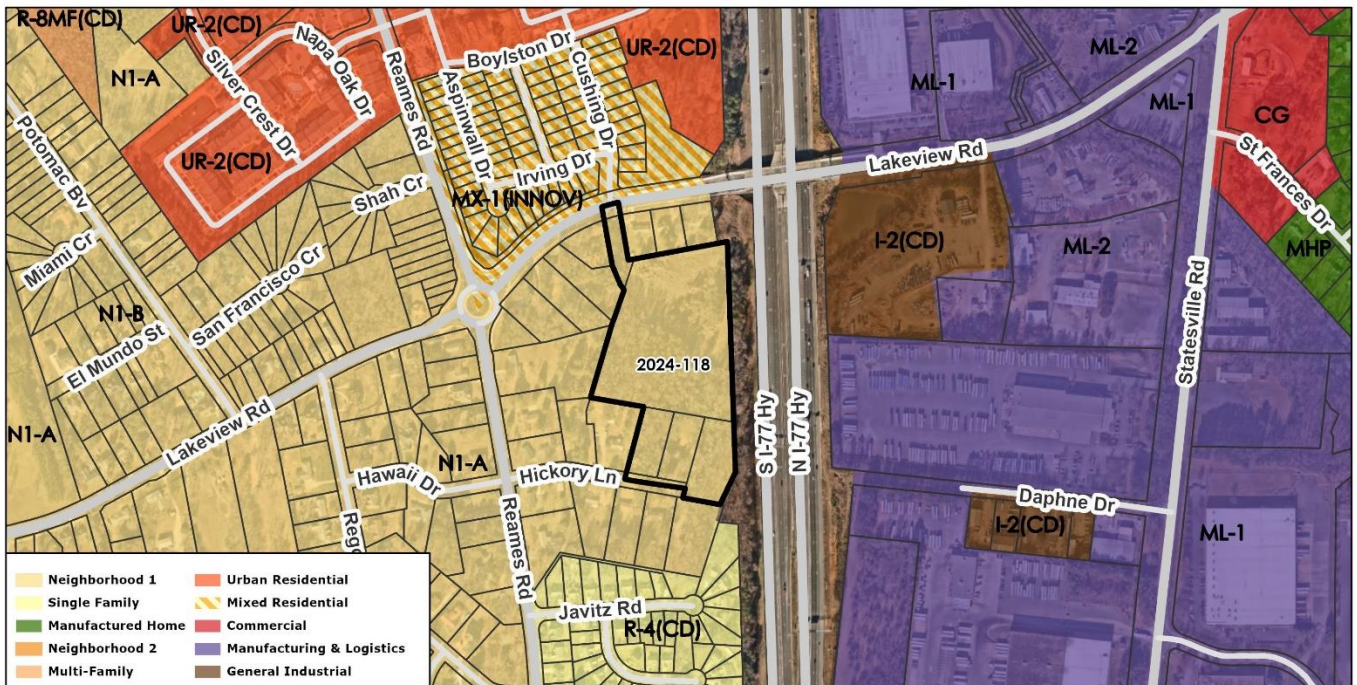
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 132 multi-family attached dwelling units including duplex, triplex, quadraplex units.
- The following streetscape and landscaping improvements are proposed:
 - All residential entrances will be connected by a sidewalk to the adjacent public or private streets.
 - A 10' landscape yard planted to Class B standards will be provided along the I-77 right-of-way adjacent to residential dwellings and 10' Class C Landscape Yard will be provided abutting Neighborhood 1 Place Type, as generally depicted on the site plan.
 - Street trees will be provided internal to the site along alleys and between building as generally depicted on the site plan.
 - Common open space will be amenitized with usable outdoor hardscape such as court yards, seating, and landscaping and will have a minimum width of 50 feet.
 - A 12-foot multi-use path and an 8-foot sidewalk will be provided along the site's frontage with Lakeview Road and a minimum 8-foot sidewalk and 8-foot planting strip along Hickory Lane.
 - The setback along Hickory Lane will match the 27-foot requirement of the N1-A district.
- The following architectural requirements are proposed:
 - Buildings shall contain a maximum of 6 dwelling units.
 - Buildings are limited to a maximum of 44' in height.
 - All units will have garages. Units fronting on public streets, network required private streets, or common opens space will have rear loaded garages.
 - Front facades will include stone or masonry water tables.
 - Facades abutting public and network required private streets will have blank wall limitations of 20 feet with a minimum transparency of 25% for ground floor and 15% for upper floors.
 - Front elevations will include roofline variation.
 - Building entrances within 10 feet of a public street will be between 1 and 5 feet above or below sidewalk grade.
 - Solid waste areas, meter banks, HVAC, and mechanical equipment will be screen from view.
- The following transportation improvements are proposed:
 - Vehicular access will be via a new public street intersecting with Lakeview Road and Hickory Lane.
 - A left turn lane will be provided on Lakeview Road into the development.
 - Parking will not be permitted on proposed Public Street A within 100 feet of Lakeview Rd.
 - All transportation improvements and dedication of right-of-way will be completed prior to the issuance of the first certificate of occupancy (CO).

• Existing Zoning



- The site is zoned N1-A (Neighborhood 1-A). The property is adjacent to properties zoned N1-A to the northeast, south, and west. The site is adjacent to a single-family subdivision zoned MX-1(INNOV) (Mixed-Use, innovative) across Lakeview Rd and there are properties zoned ML-1 and ML-2 (Manufacturing & Logistics) as well as I-1(CD) (Industrial, conditional) located to the east across I-77.



The site (indicated by red star above) is located south of Lakeview Road, east of Reames Road, and north of Hickory Lane, abutting I-77 to the east.



View of the site's access point from Lakeview Rd looking south from the intersection of Lakeview Rd and Cushing Dr.



View of the site's southern boundary looking east on Hickory Ln.



View of a single-family subdivision located north of the site across Lakeview Rd.



View of single-family development along Reames Rd west of the site, typical of the development pattern in the area.

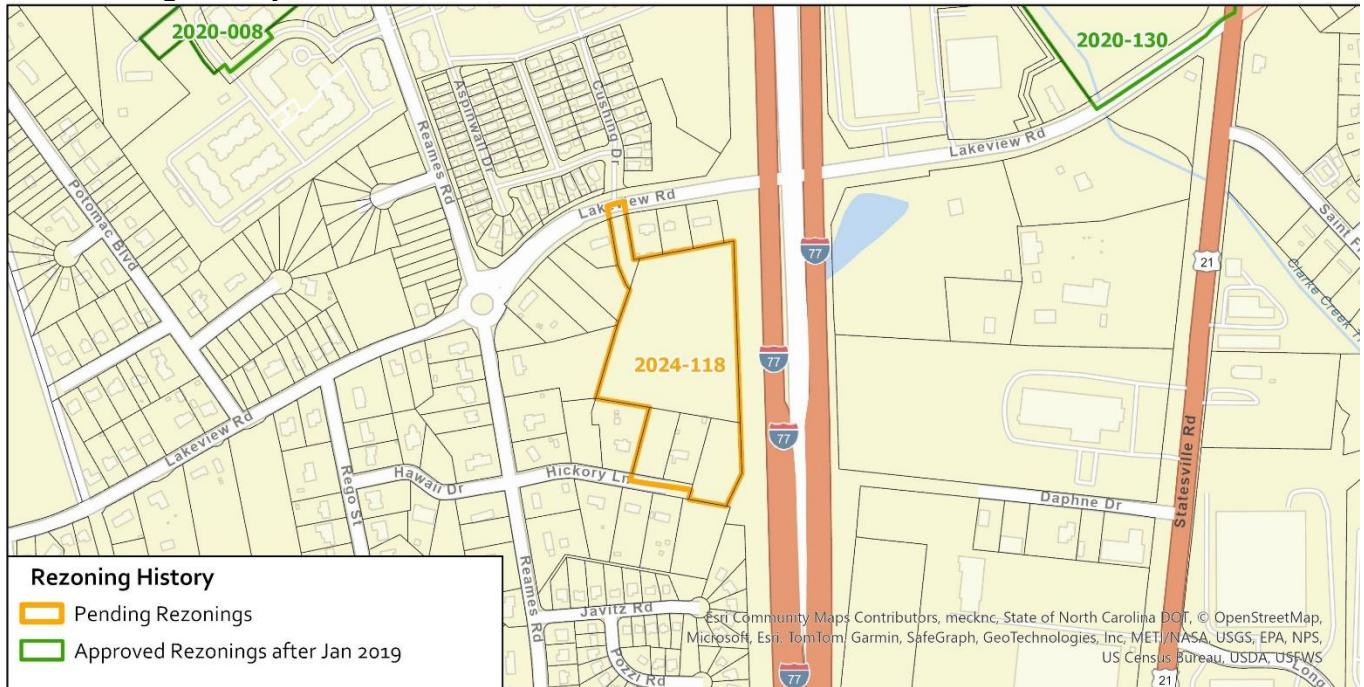


View of multi-family developments located on the east and west sides of Reames Rd northwest of the site.



View of a warehouse along Lakeview Rd located across I-77 east of the site, typical of the development pattern on the east side of I-77.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-008	4.97 acres located on the western side of Reames Road, east of Potomac Boulevard, and west of Interstate 77. From R-3 to UR-2(CD).	Approved
2020-130	12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77. From I-1 to I-2.	Approved

• Public Plans and Policies



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Lakeview Road, a State-maintained major arterial, east of Reames Road, a State-maintained minor 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. Based on the 955 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment. Site plan and/or conditional note revisions are needed to commit to show future curb and gutter locations per Article 32 of UDO, update public road to Residential Wide Per Article 33 of UDO, and showing dimensions on site plan for all transportation infrastructure (i.e. sidewalks, roads, planting strips, etc.). Site plan and/or conditional note(s) commit to showing correct dedication of right of way, installing left turn lane per direction of NCDOT, and updating conditional notes.

- **Active Projects:**

- CIP – Lakeview Road/Reames Road Roundabout and Sidewalk - Project ID: PM51216032
 - Location Description: Reames Road to Beatties Ford Road
 - Project Description: This project will improve the intersection of Lakeview Road and Reames Road with a roundabout and includes installation of sidewalk on the south side of Lakeview Road from Reames Road to Beatties Ford Road.
 - Project Type: Road Construction; Project Phase: Complete
 - Anticipated Completion Date: Mid 2024
 - PM: Jonathan Hamrick, jonathan.hamrick@charlottenc.gov
 - Project URL: [Lakeview Road and Reames Road Intersection Improvement - City of Charlotte](#)
- CIP – Lakeview Road Improvements (Cushing Drive to Old Statesville Road) - Project ID: PM51216008
 - Location Description: Cushing Drive to Old Statesville Road
 - Project Description: Improve Lakeview Road from Cushing Drive to Old Statesville Road to handle traffic resulting from construction of the I-77 Lakeview Road Direct Connect project. Work includes intersection upgrades, additional lanes, and pedestrian/bicycle facilities.
 - Project Type: Road Construction; Project Phase: Construction
 - Anticipated Completion Date: Late 2026
 - PM: Emily Perry - emily.perry@charlottenc.gov
 - Project URL: <https://www.charlottenc.gov/Growth-and-Development/Projects/Lakeview>
- TIP – Lakeview Road Improvements - TIP Number: U-5905
 - Project Limits: Reames Rd. to Old Statesville Rd.
 - Advanced Project Description: Upgrade Roadway to C/G Section with Shared Use Paths on both sides
- Construction Year: 2020

- **Transportation Considerations**

○ ~~See Outstanding Issues, Notes 1-5.~~ **ADDRESSED**

- **Vehicle Trip Generation:**

Current Zoning: N1-A.

Existing Use: 15 trips per day (based on 1 single-family dwelling).

Entitlement: 313 trips per day (based on 28 dwellings)

Proposed Zoning: N2-A(CD). 955 trips per day (based on 132 multi-family attached dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 24 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Hornets Nest Elementary from 103% to 106%
 - Ranson Middle remains at 91%
 - Hopewell High remains at 93%

- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8 12-inch water distribution main located along Lakeview Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the zoning boundary. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See outstanding Issues, Note 8.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~CDOT: Lakeview Rd: Label and dimension the curb and gutter from the centerline for each road on the site plan. Location of future back of curb and gutter is 30' from centerline. CLDSM U-02B. Hickory Ln: Location of future back of curb and gutter is to be relocated to 13' from centerline. 4+ Avenue, Shared use path. Addressed~~
2. ~~CDOT: Revise site plan and conditional note(s) to commit to residential wide cross section for Road A per article 33 of the UDO. Should meet CLDSM U-03A1 detail. Addressed~~
3. ~~CDOT: Revise site plan and conditional notes to label internal roads with associated CLDSM standards. The conditional notes have some of the CLDSM but the site plan needs to reflect as well. Addressed~~
4. ~~CDOT: Revise site plan and conditional note(s) to commit to labeling and dimensioning streetscape along public roads. Conditional plan mentions dimensions, but site plan needs to reflect as well. Addressed~~
5. ~~CDOT: Revise conditional note by removing mention of a TIS not being required from note "j" of the Access, Transportation Improvements & Streetscape section. Addressed~~

Environment

6. ~~Urban Forestry: In order to use the canopy preservation incentive, the actual drip line of each tree must be surveyed and provided. The dripline is based on the diameter of the tree. Addressed~~
7. ~~Urban Forestry: Clarify what green area is. Based on the N2-A zoning, preserved tree save is the only green area option other than land donation. Replanted tree save would not be an option if that is what is trying to be conveyed. Addressed~~
8. ~~Urban Forestry: Ensure that all tree save/ green areas meet the minimum size requirements outlined in the Charlotte Tree Manual. OUTSTANDING~~

Site and Building Design

9. ~~Entitlement Services: Provide height limitation, height transition, or additional setback adjacent to abutting single family lots. Addressed~~
10. ~~Entitlement Services: Limit the number of allowed principal buildings to the number of buildings shown on the site plan. Addressed~~
11. ~~Entitlement Services: Include street trees along alley. Specifying a minimum number and maximum spacing of trees. Addressed~~
12. ~~Entitlement Services: Provide a Class B landscape yard or buffer along site's frontage with I-77. Addressed~~
13. ~~Entitlement Services: Proposed solid waste facilities location does not meet the requirements of Article 21.4 of the UDO. Must be located a minimum of 25 feet from adjacent Neighborhood 1 property line. Addressed~~
14. ~~Entitlement Services: Revise setback along Lake View to show required 24 feet. Addressed~~
15. ~~Entitlement Services: Label setback line dimension on site plan along Hickory Lane. Addressed~~

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818