

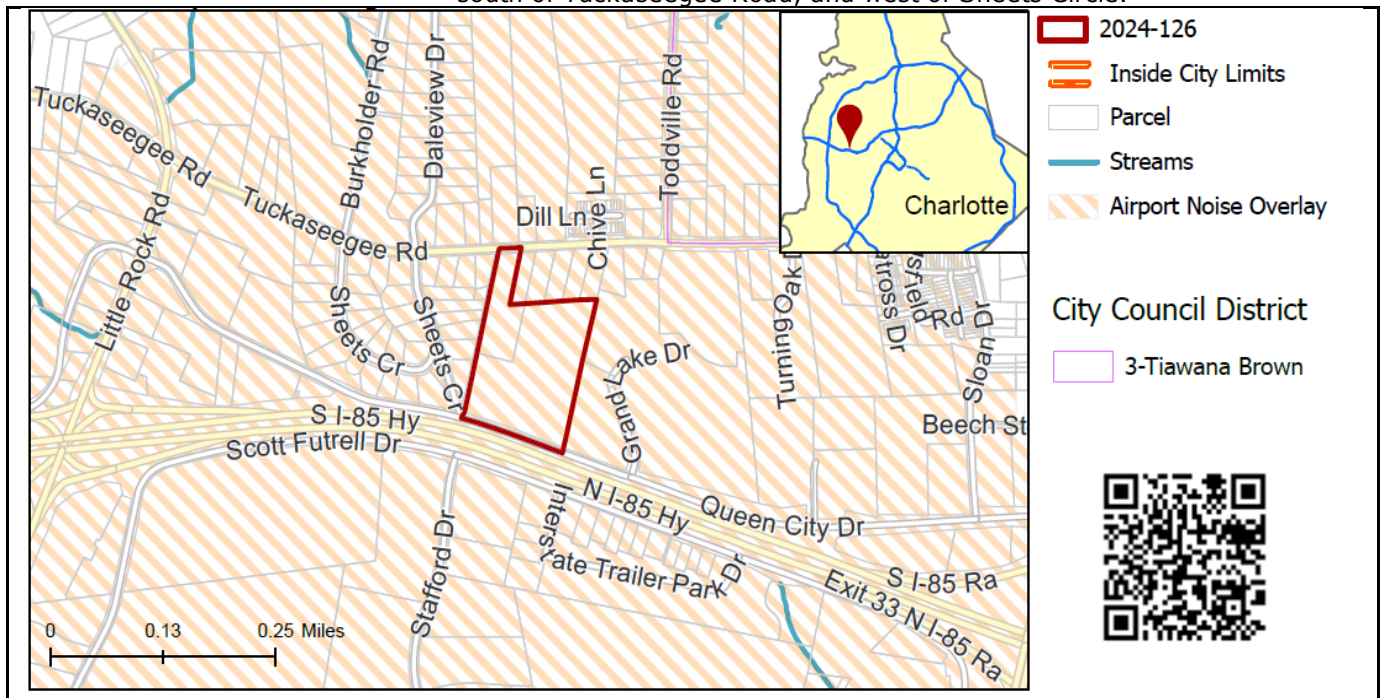
REQUEST

Current Zoning: MUDD-O ANDO (Mixed-Used Development, Optional, Airport Noise Disclosure Overlay), N2-B ANDO (Neighborhood 2-B, Airport Noise Disclosure Overlay), N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)

Proposed Zoning: N2-C(CD) ANDO (Neighborhood 2-C, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 11.532 acres located along north side Queen City Drive, south of Tuckaseegee Road, and west of Sheets Circle.



SUMMARY OF PETITION

The petition proposes the development of a residential community that could contain up to 306 multi-family stacked dwelling units on a site that is mostly vacant with a single-family residence.

PROPERTY OWNER

Sun Charlotte CRE LLC; Chienghong Kongkham, Robert Kongkham and Roger Kongkham

PETITIONER

Greystar Development East, LLC

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: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- This section of Tuckaseegee Road is bordered by Neighborhood 1 uses to the north and General Commercial uses to the east and west. The area along Queen City Drive has seen an increase in commercial development. The *Policy Map* revision is supported by the transition being provided from

the lower-density single-family homes and the more intense commercial uses.

- The site can serve as a transition between the existing single-family residential neighborhood off Tuckaseegee Road and the entitled commercial developments along Queen City Dr.
- The N2-C zoning district is intended for the development of multi-family dwellings with smaller setbacks and the incorporation of build-to zones.
- The site is located within a ¼-mile of two CATS bus route 8 stops.
- The site is located within a ½-mile walkshed of the Commercial Place Type, with current uses providing access to daily needs and services.
- A 25’ Class B landscape yard is required along property lines abutting single-family, duplex, triplex, or quadraplex dwellings.
- The petitioner is proposing a 6’ tall opaque fence along the landscape yards to enhance screening measures.
- Access to housing is the highest priority need in this area according to the Equitable Growth Framework Community Reports. The petition could address the housing need with an allowance for 306 new residential units.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

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

PLANNING STAFF REVIEW

• **Background**

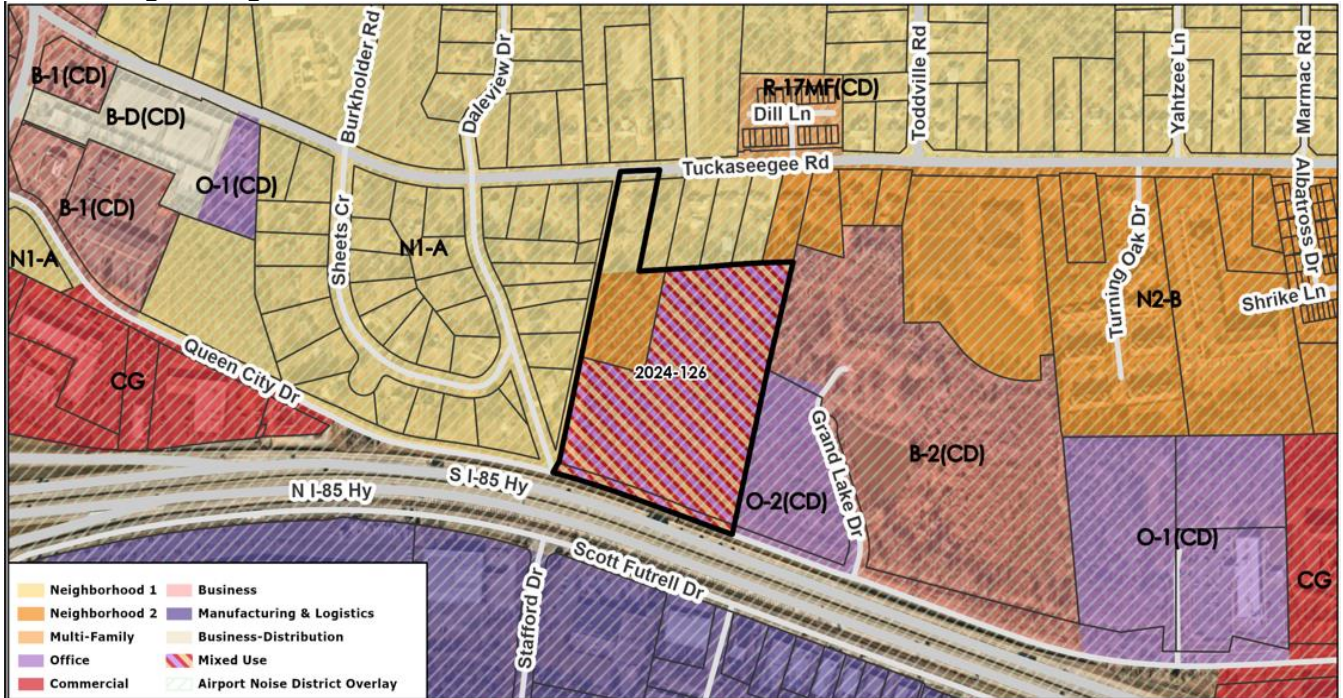
- A majority of this site was part of a previous rezoning, 2019-049. The petitioner requested to rezone approximately 9 acres from R-17MF AIR (Multi-Family Residential Airport Noise Overlay) to MUDD-O AIR (Mixed-Use Development, Optional Airport Noise Overlay) and was approved in November 2019. The approved site plan included 225 hotel rooms with a connection on to Queen City Dr.

• **Proposed Request Details**

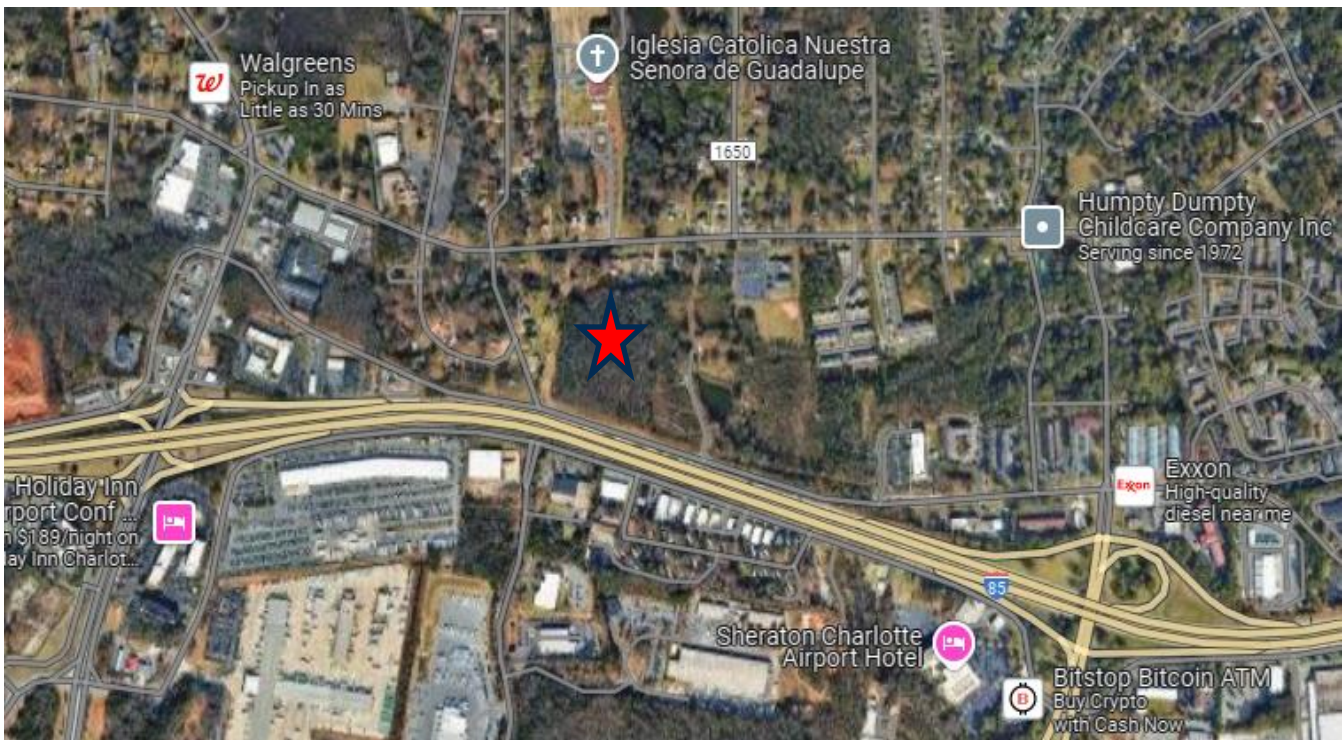
The site plan accompanying this petition contains the following provisions:

- Allows up to 306 multi-family stacked dwelling units and up to 10,000 square feet of gross floor area for a leasing office/amenity building.
- The developer will provide access to the site through a new public street connecting to Tuckaseegee Road.
- A west bound left turn lane shall be installed on Tuckaseegee Road at the access point to the site.
- In the event that access to the site through Grand Lakes Drive on the adjacent parcel cannot be achieved prior to the issuance of the certificate of occupancy of the 155th multi-family unit, the petitioner will create a private driveway vehicular access point onto Queen City Drive, subject to the approval of applicable governmental agencies.
- A 10-foot-wide Class C Landscape Yard with a 6’ tall opaque fence shall be established along a portion of the eastern edge of the new public street.
- A 25-foot-wide Class B Landscape Yard with a 6’ tall opaque fence installed on top of the minimum 6’ tall berm shall be established along a portion of the western edge of the new public street.
- A 25-foot-wide Class B Landscape Yard with a 6’ tall opaque fence shall be established along the northern boundary of the site adjacent to the single-family homes on Tuckaseegee Road.
- 8’ planting strips and 8’ sidewalks shall be installed along all existing and new public streets.
- 5,000 square feet of amenitized open space with enhanced landscaping and seating/benches shall be provided.
- Internal sidewalks and pedestrian connections shall be provided with a minimum width of 5 feet.
- Maximum building height of 48 feet.
- Vinyl siding and concrete masonry units not architecturally finished are prohibited exterior building materials.
- **Commits to installing upgraded windows on the southernmost residential buildings for sound mitigation purposes.**

• Existing Zoning



- The rezoning site is comprised of MUDD-O ANDO, N2-A ANDO, and N1-A ANDO zoning districts. The site is surrounded by a mix of single-family detached homes, places of worship, and undeveloped land in the N1-A ANDO, N2-B ANDO, B-2(CD) ANDO, and O-2(CD) ANDO zoning districts.



The rezoning site (denoted by the red star) is immediately surrounded by residential, places of worship, and commercial uses.



The site looking north from Queen City Drive.



The single-family residential homes to the north of the site.



The undeveloped commercial land to the east of the site.



I-85 to the south of the site.



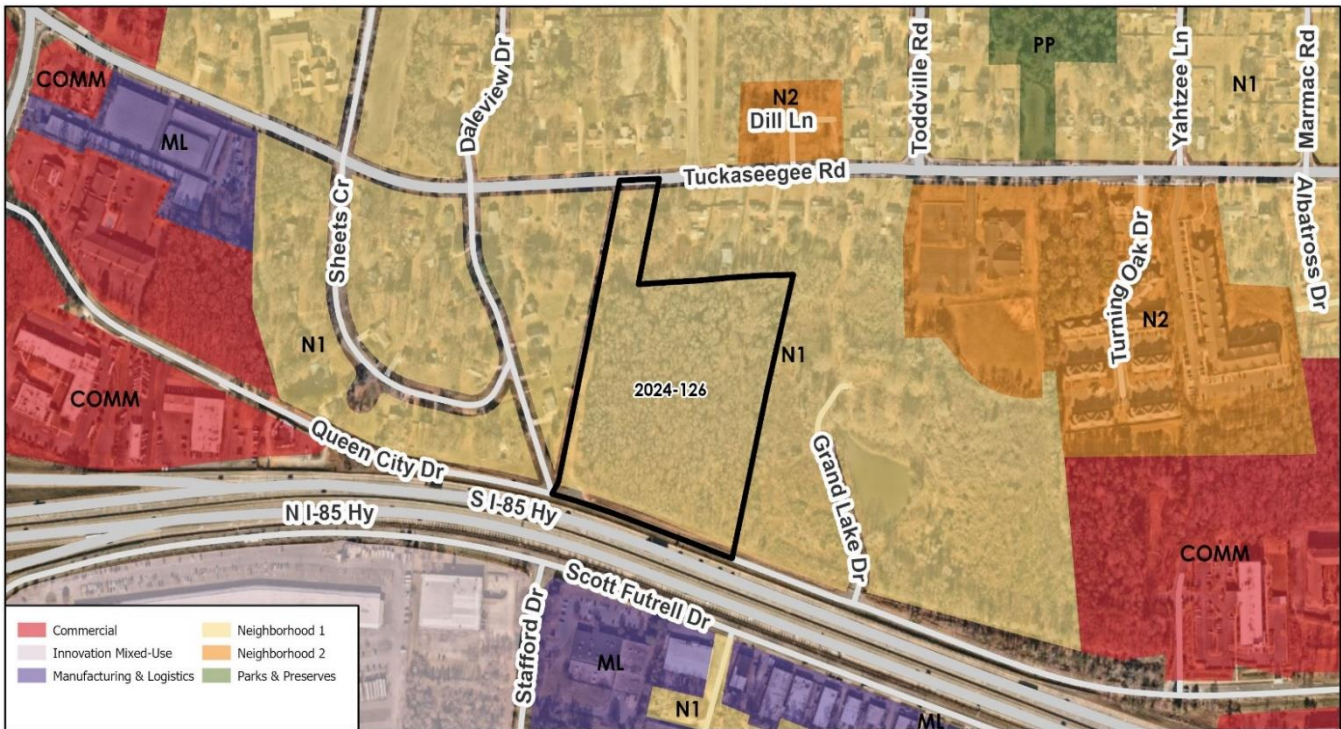
The single-family residential neighborhood to the west of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-049	Rezoned 9 acres from R-17MF AIR to MUDD-O AIR to allow up to 225 hotel rooms.	Approved
2019-089	Rezoned 16.7 acres from R-17MF AIR to B-2 (CD) AIR to allow 25,000 square feet of uses allowed in the B-2 zoning district and up to 450 hotel rooms.	Approved
2022-052	Rezoned 1.9 acres from R-3 to R-17MF to allow up to 29 single-family attached units.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Queen City Drive, a State-maintained major collector, east of Sheets Circle, a City-maintained major collector. 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 1,413 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment. Site plan and/or conditional note revisions commit to constructing 8-foot planting strips, 8 foot sidewalk along Tuckaseegee Road and Queen City Drive, and installing a left turn lane from Tuckaseegee Road in accordance with the UDO. All outstanding CDOT issues have been addressed.

• **Active Projects:**

- Tuckaseegee Road (Little Rock Road to Westerwood Drive) Sidewalk Insert project.
 - Fill in gaps in the existing sidewalk system along both sides of Tuckaseegee Road from Little Rock Road to Westerwood Drive, and along the north side of Tuckaseegee Road from Mulberry Church Road to Mulberry Pond Drive.
 - Anticipated Completion Date: Mid 2026

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 28 trips per day (based on 2 single-family dwellings).

Entitlement: 2,073 trips per day (based on 225 hotel rooms and 20 dwelling units).

Proposed Zoning: 1,413 trips per day (based on 306 multi-family attached dwelling units).

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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 101 students to the schools in this area.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Tuckaseegee Elementary from 103% to 111%
 - Whitewater Middle from 83% to 87%
 - West Mecklenburg High from 80% to 81%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main along Tuckaseegee Rd and an existing 6-inch water distribution main along Sheets Cir. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tuckaseegee Rd. 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.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

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

Planner: Stuart Valzonis (704) 353-1930