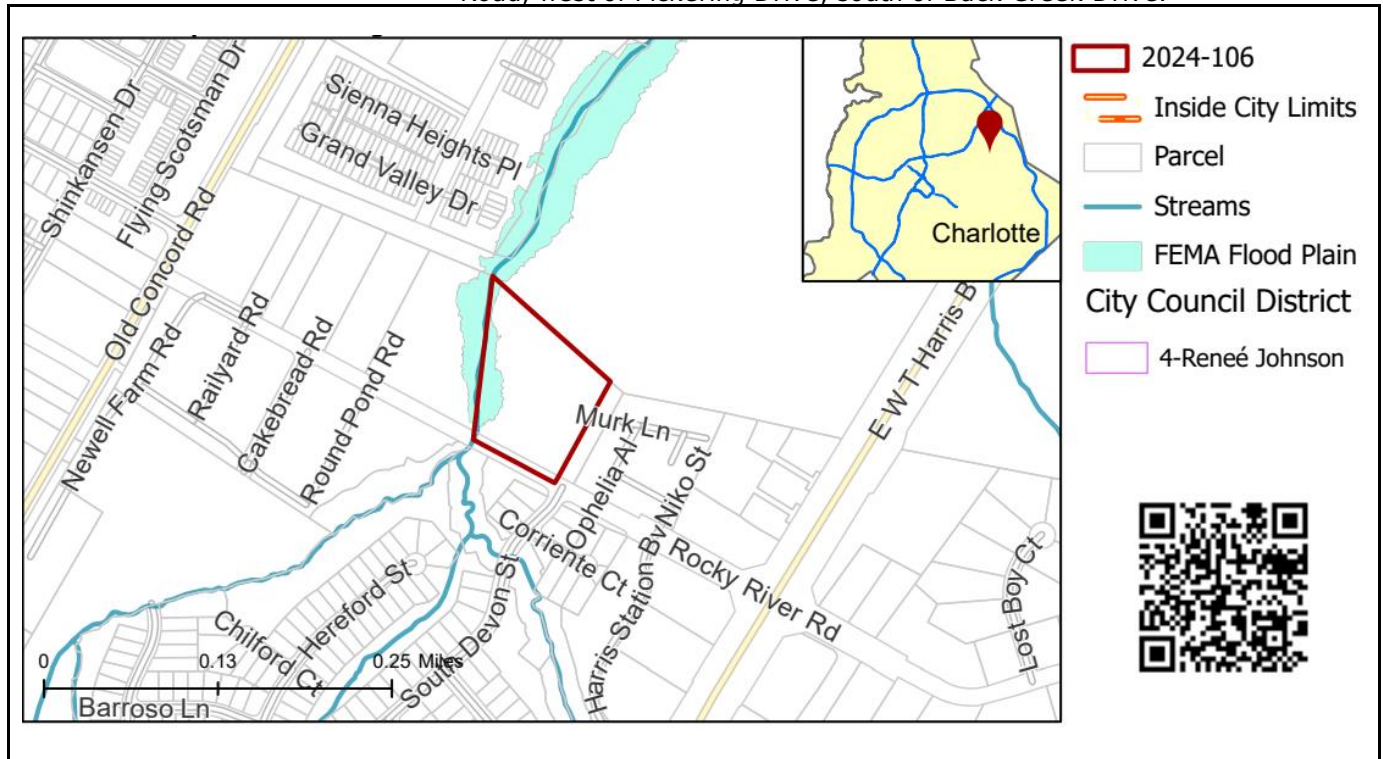


## REQUEST

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

## LOCATION

Approximately 5.83 acres located along the north side of Rocky River Road, west of Pickering Drive, south of Back Creek Drive.



## SUMMARY OF PETITION

The petition proposes a residential community with a maximum of 65 multi-family dwelling units. The site is currently undeveloped.

## PROPERTY OWNER

Seymore Properties, LLC

## PETITIONER

Drakeford Communities

## AGENT/REPRESENTATIVE

Colin Brown & Brittney Lins, Alexander Ricks, 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* recommendation for the Neighborhood 1 Place Type.

### Rationale for Recommendation

- The site is adjacent to several recently developed multi-family attached products along Rocky River Road designated as the Neighborhood 2 Place Type.
- The site is within a half mile of goods and services to the east with an assemblage of Neighborhood Center properties at the intersection of Rocky River Road and WT Harris Boulevard.

- The subject property is within a housing gap according to the Equitable Growth Framework. This petition proposes up to 65 dwelling units.
- The petition includes a connection to the future Back Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 4: Trail & Transit Oriented Development

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

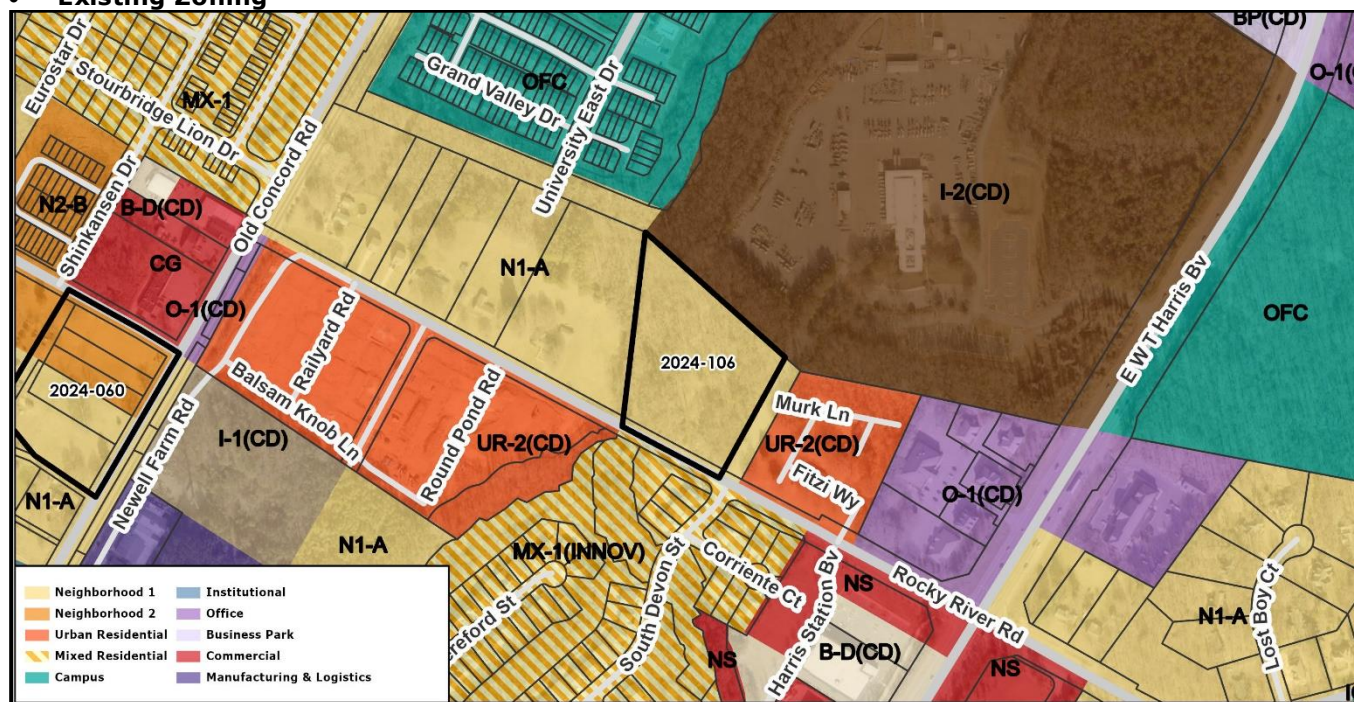
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 65 multi-family attached dwelling units.
- Limits buildings to no more than 5 units per building in a townhouse style.
- Provides a 12-foot-wide multi-use path and 8-foot-wide planting strip along the site's frontage of Rocky River Road to the east of the greenway path.
- Vehicular access will be via a private alley network.
- Dedicates the area of the Back Creek Greenway to Mecklenburg County Park and Recreation Department.
- Provides a minimum 25-foot-wide Class C landscape yard along the western portion of the property line adjacent to single family homes.
- Open space areas shall consist of a minimum of 3 or more of the following components: enhanced plantings, specialty paving materials, shading elements, seating options that include moveable tables and chairs, a minimum 20-foot dimension in all directions, public art/sculpture, and decorative lighting.
- Contributes \$25,000 to the Back Creek Church HOA for the purposes of a traffic improvement at the intersection of Rocky River Road and East W T Harris Boulevard and/or other neighborhood improvements in coordination with the Charlotte Department of Transportation.
- Provides enhanced architectural and design standards.



### Existing Zoning



- The site is zoned N1-A (Neighborhood 1-A). The site is adjacent to properties zoned UR-2(CD) (Urban Residential, Conditional), N1-A (Neighborhood 1-A), I-2(CD) (Industrial 2, Conditional), and MX (INNOV) (Mixed-Use, Innovative).



The subject property is denoted with a red star.





The property to the north along Pickering drive is the Duke Energy Newell Operation Center.



The property to the south across Rocky River Road is developed with a single family subdivision.



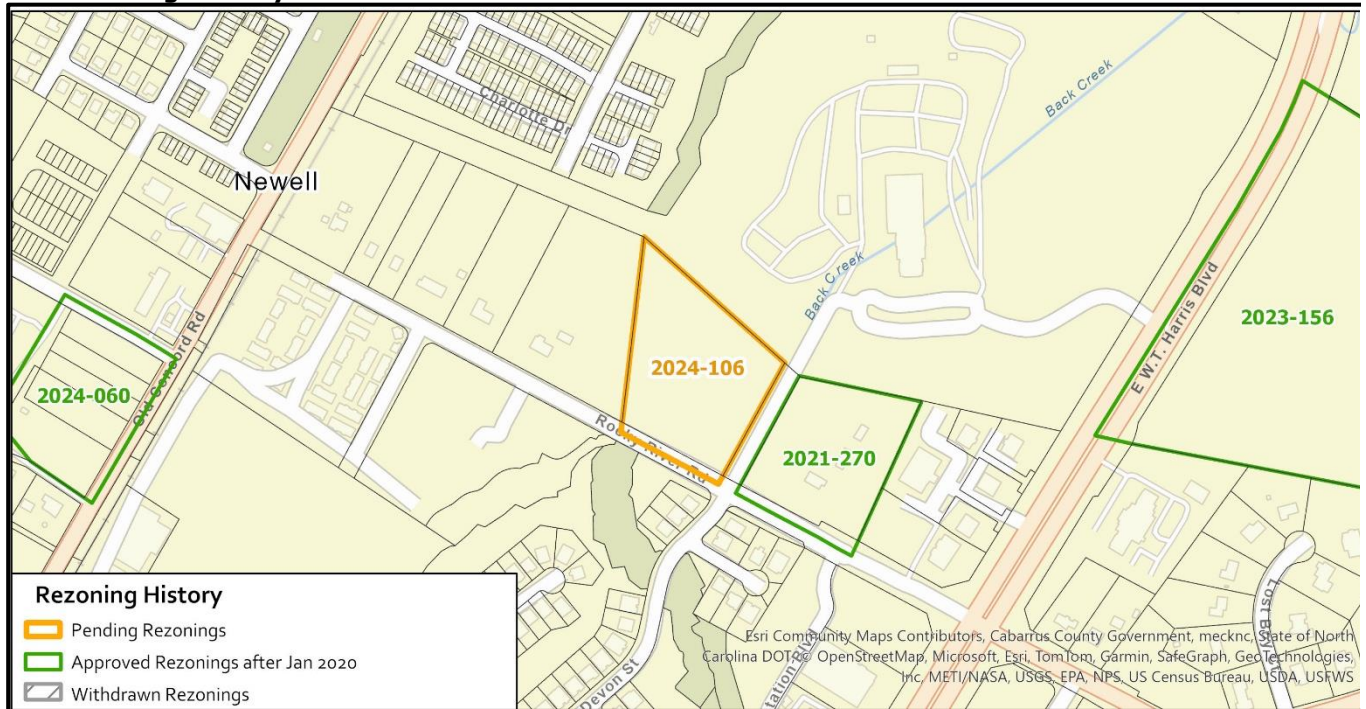
The property to the east along Rocky River Road is currently developed with a single family home but has been entitled to allow up to 48 single family attached (townhome) dwelling units.





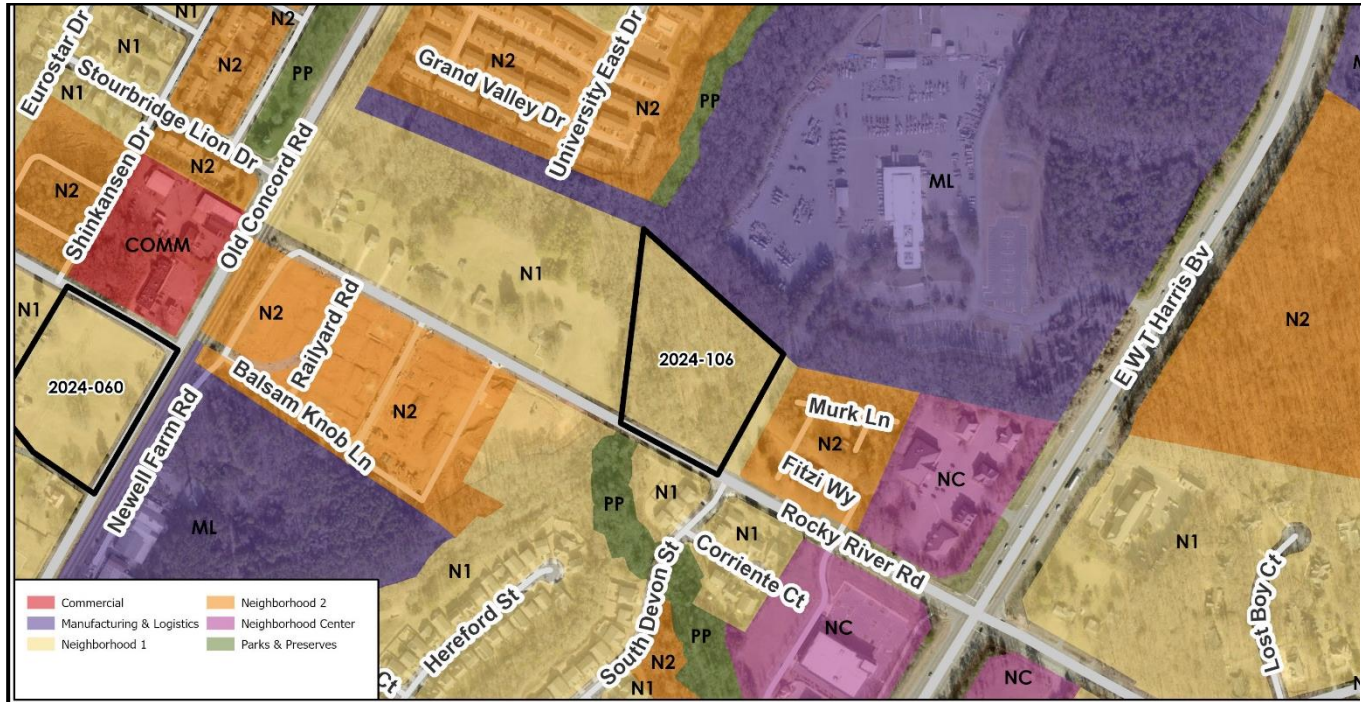
The property to the west along Rocky River Road is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-270	Rezoned 4.0 acres from R-3 to UR-2(CD) to allow up to 48 single family attached (townhome) dwelling units.	Approved
2023-156	Rezoned 16.0 acres from N1-A to OFC to allow all uses permitted by right and under prescribed conditions in the Office Flex Campus Zoning District.	Approved
2024-060	Rezoned 4.3 acres from N1-A to N-2A(CD) to allow up to 54 triplex and duplex units.	Approved

## Public Plans and Policies



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

## TRANSPORTATION SUMMARY

- The site is located adjacent to Rocky River Road, a State-maintained minor arterial, east of Old Concord 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. All outstanding CDOT comments have been addressed.
- Active Projects:**
  - N/A
- Transportation Considerations**
  - No outstanding issues.
- Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 200 trips per day (based on 17 single family dwelling units).

Proposed Zoning: 445 trips per day (based on 65 single family attached dwelling units).

## 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:** This development may add 11 students to the schools in this area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Joseph W. Grier Elementary remains at 101%.
    - Martin Luther King, Jr. Middle remains at 100%.
    - Julius L. Chambers High remains at 137%.
- Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Rocky River Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Rocky River Road. No outstanding issues.
- Erosion Control:** No outstanding issues.
- Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **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:** See Outstanding Issues, Note 2
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 1

**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Environment

1. Provide a tree survey.
2. Revise dedication note to read that "the greenway and storm water easement shall be dedicated and conveyed to Mecklenburg County prior to the issuance of the first CO."

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

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