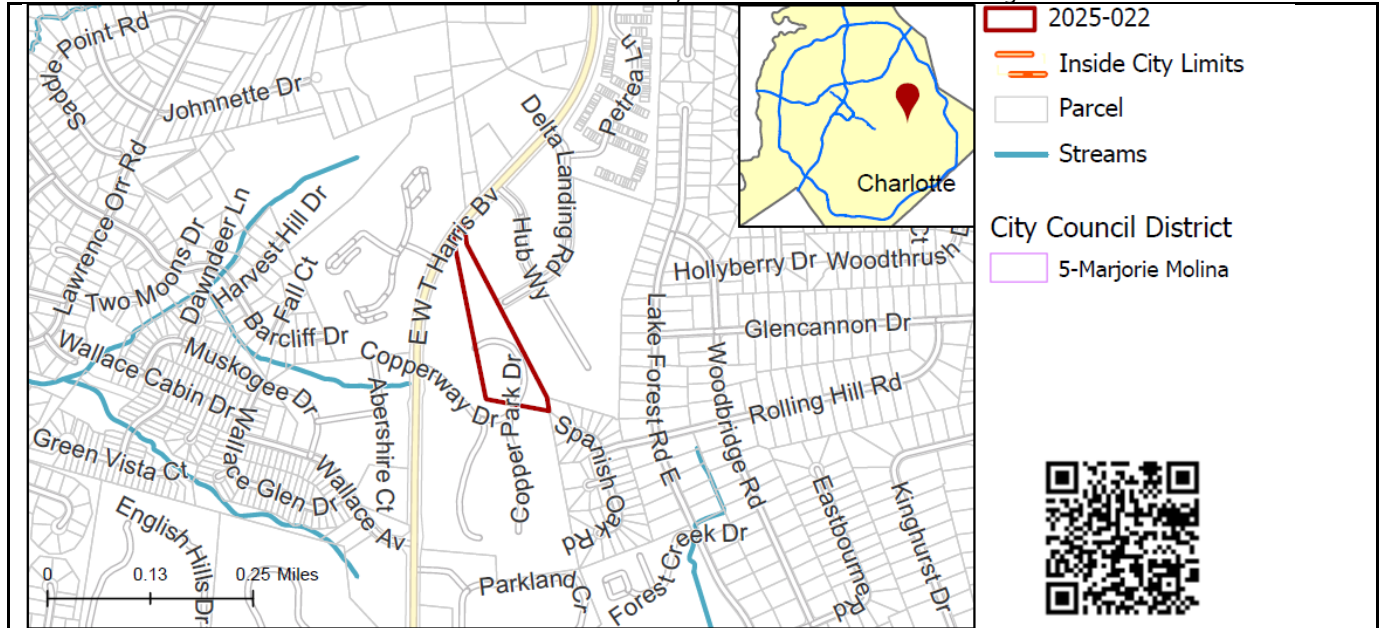


REQUEST

Current Zoning: R-20MF(CD) (Multi-Family Residential, Conditional)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Approximately 5.80 acres located east of EW.T. Harris Boulevard, north of Harris Park Boulevard, and south of Delta Landing Road.



SUMMARY OF PETITION

The petition proposes to allow for the development of up to 60 multi-family stacked dwelling units on a site that is currently undeveloped.

PROPERTY OWNER

Ryans Way, LLC

PETITIONER

Bill Scantland

AGENT/REPRESENTATIVE

Bill Scantland

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to environment as well as requested technical revisions related to site and building design.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The petition site is currently part of a conditional zoning, entitling the site to a multi-family stacked development.
- The petition is consistent with the *2040 Policy Map* and would allow for a development pattern consistent with the surrounding community.
- The site is well-connected to public-transit, with CATS bus stops nearby, providing access to other parts of the city without needing a car. The access to public-transit is consistent with the character of the Neighborhood 2 Place Type.
- The petition will reserve all units for households earning at or below 60% of the area median income for a period of 30 years.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 3: Housing Access for All
 - 6: Healthy, Safe & Active Communities

PLANNING STAFF REVIEW

• Background

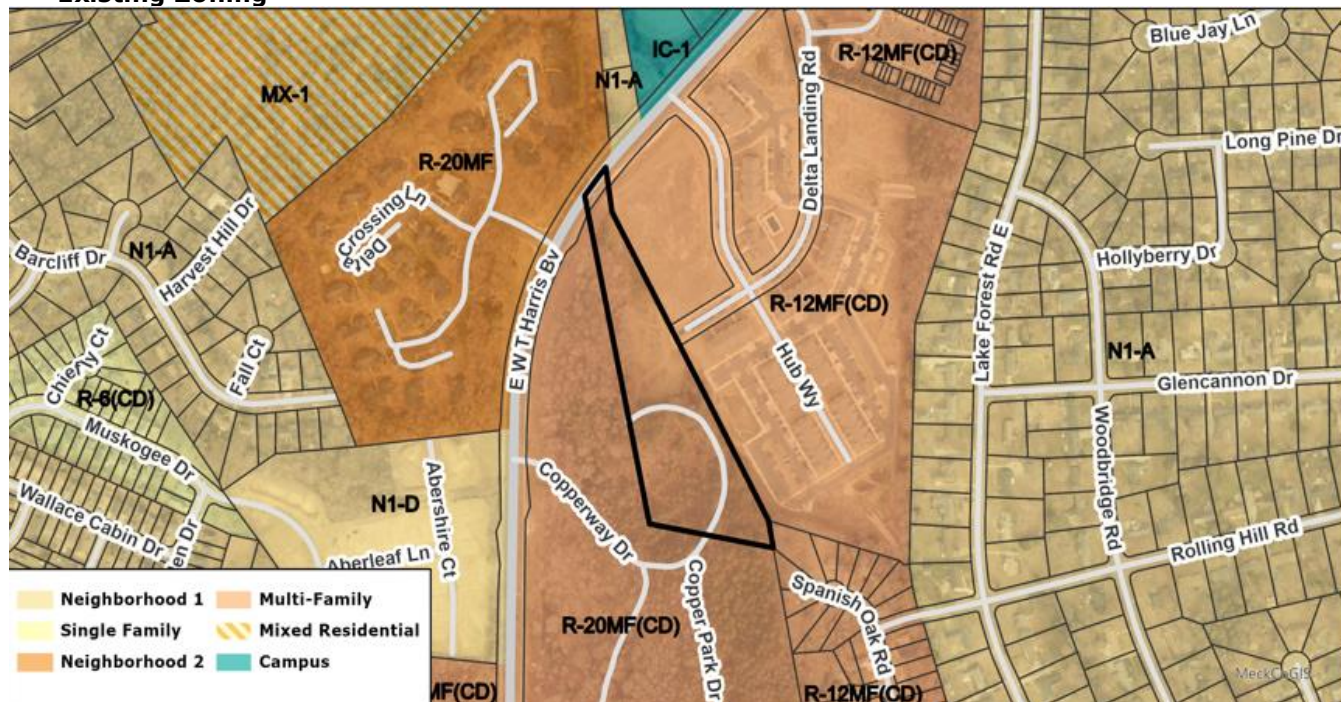
- The petition site was part of a previous rezoning, RZP-1988-012, rezoning 29.15 acres comprised of this site and adjacent parcels to R-20MF(CD) allowing for up to 251 multi-family stacked dwelling units.

• Proposed Request Details

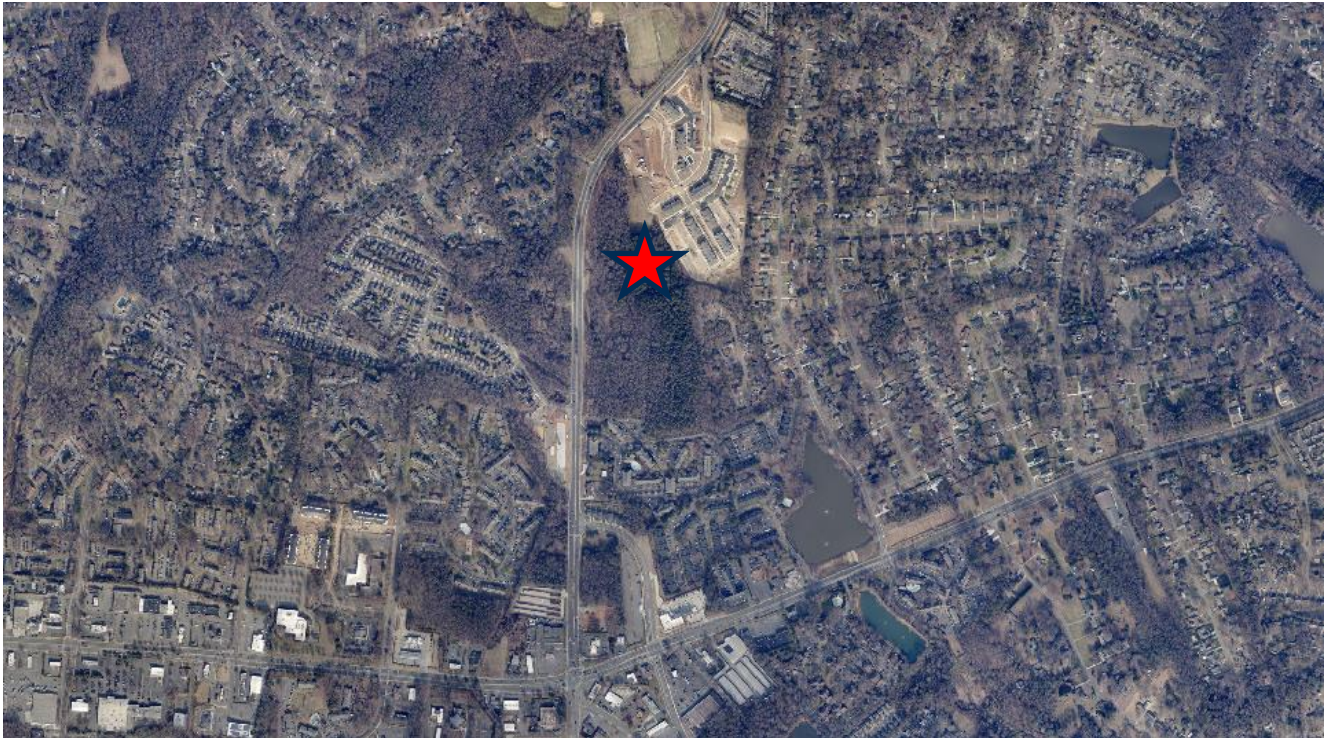
The site plan accompanying this petition contains the following provisions:

- The site may be developed with up to 60 multi-family stacked dwelling units under the N2-B zoning district. All units will be reserved for households earning at or below 60% of the area median income, funded by the North Carolina Housing Financing Agency, for a period of no less than 30 years.
- The site may be developed with a club house as an accessory use to the residential dwellings.
- Petitioner will provide access to the site by extending Delta Landing Road.
- Petitioner will install 10-foot-wide Class B Landscape Yards along the northern, western, and southern boundaries of the site.
- Petitioner will provide 8-foot planting strips and 8-foot sidewalks along existing streets.
- The Petitioner will construct a 12-foot shared-use path along E W.T. Harris boulevard along property frontage.

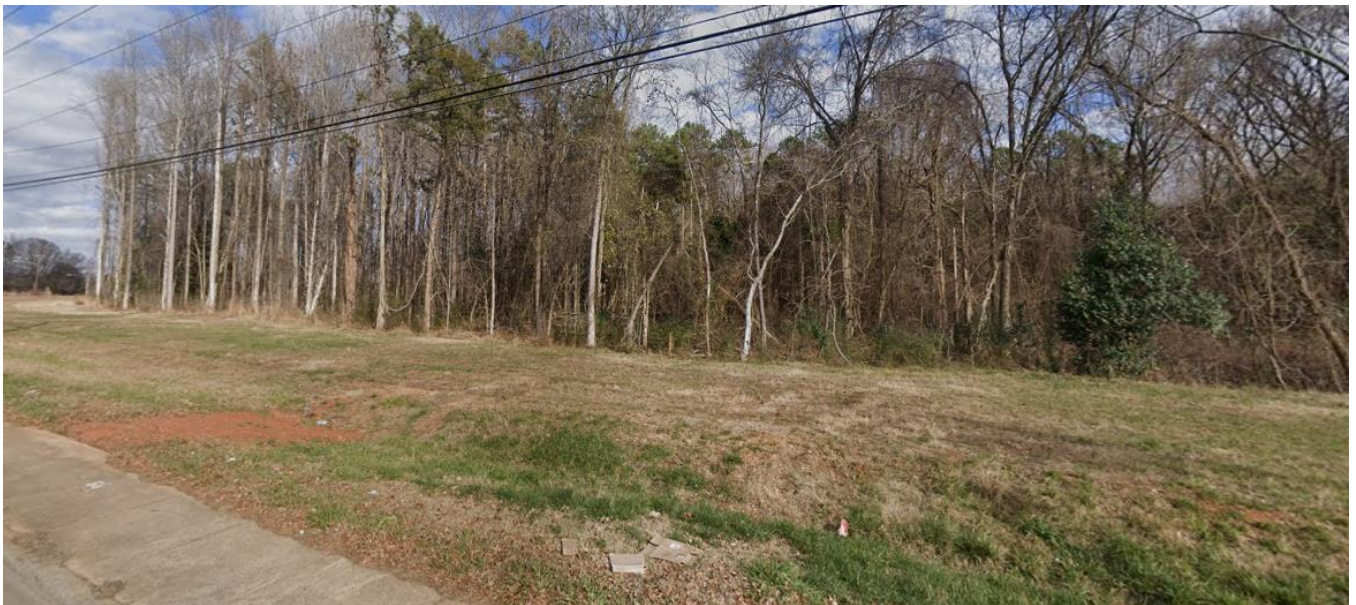
• Existing Zoning



- The rezoning site is comprised of the R-20MF(CD) zoning district. The site is surrounded by a mix of multi-family, single-family detached homes, and undeveloped land in the R-12MF(CD) (Multi-Family Residential, Conditional), R-20MF(CD), N1-D (Neighborhood 1-D), and N1-A (Neighborhood 1-A) zoning districts.



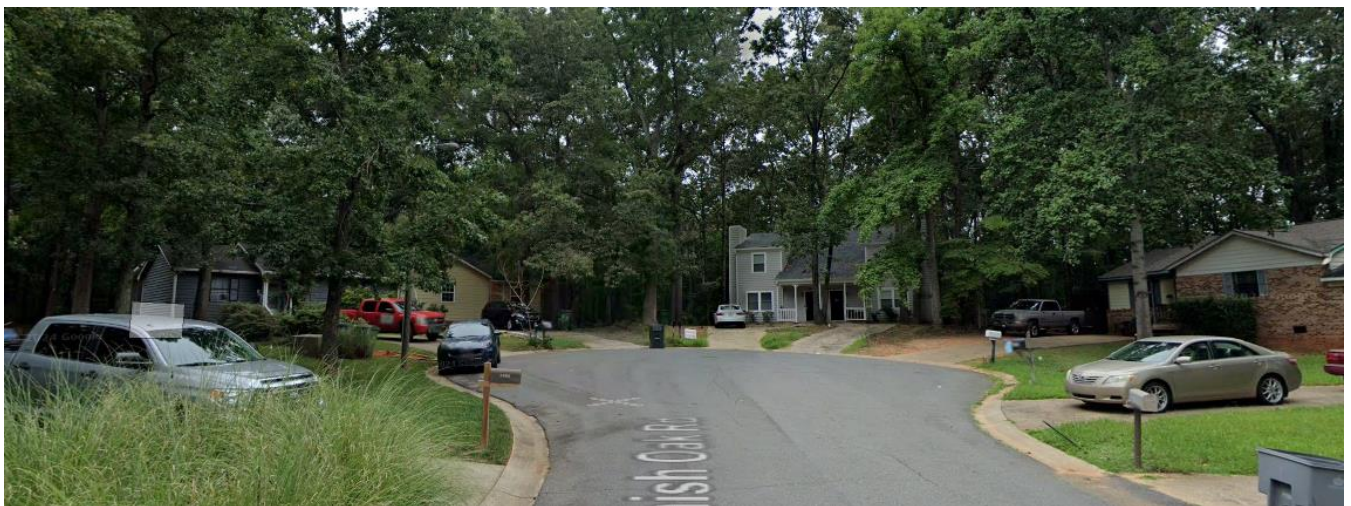
The site (denoted by the red star) is immediately surrounded by single-family and multi-family residential uses.



The site is currently a vacant, wooded lot.



View of the multi-family stacked development to the north of the site.



View of the single-family cul-de-sac to the east of the site.

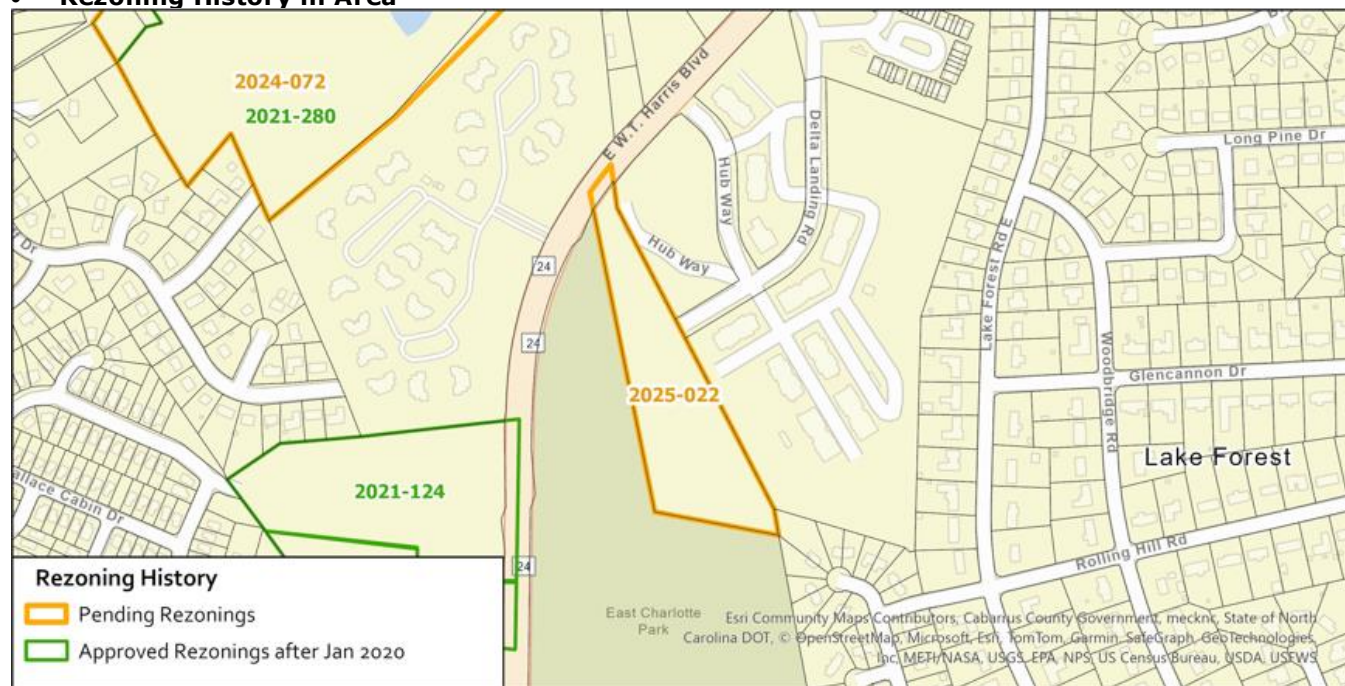


View of the vacant, wooded lot to the south of the site.



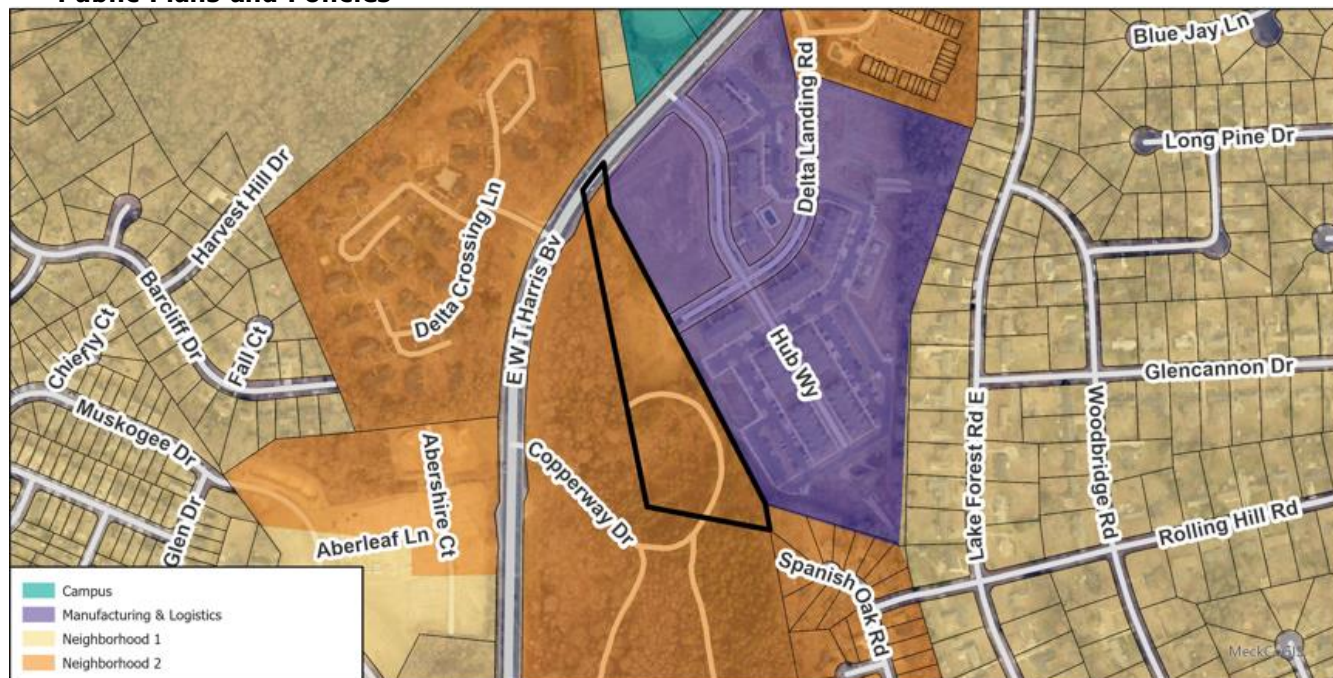
View of the multi-family stacked development to the west of the site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-124	Rezoned approximately 7.53 acres from R-12MF(CD) (Multi-Family Residential, Conditional) to R-8 (Single-Family Residential).	Approved
2021-280	Rezoned approximately 15.30 acres from R-3 (Single-Family Residential) to MX-1 INNOV (Mixed-Use District, Innovative) to allow for up to 64 single-family detached and/or attached dwelling units.	Approved
2024-072	Rezoned approximately 19.58 acres from MX-1(INNOV) (Mixed-Use District, Innovative), N1-A (Neighborhood 1-A), and IC-1 (Institutional Campus-1) to MX-1(INNOV) SPA (Mixed-Use District, Innovative, Site Plan Amendment) and N1-D(CD) (Neighborhood 1-D, Conditional) to allow for a site plan amendment to the existing MX-1 INNOV conditional plan and the application of the N1-D zoning district with conditions to allow for single family detached and attached units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to W.T. Harris Boulevard, a State-maintained major arterial, north of Harris Park Boulevard, a privately maintained local street. 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 issues have been addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning: R-20MF(CD)

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

Entitlement: 507 trips per day (based on 116 dwelling units).

Proposed Zoning: 240 trips per day (based on 60 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:** See Requested Technical Revisions, Note 20
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:**
 - The proposed development is projected to add 16 students; however, it is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Hickory Grove Elementary from 97% to 97%
 - Cochrane Middle from 105% to 105%
 - Garinger High from 100% to 100%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along E WT Harris Blvd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 350 feet northeast of the rezoning boundary along E WT Harris Blvd. A developer donated project will be required in cases there is not direct service. 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:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 7 and 8.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

- ~~1. Add a conditional note committing to affordable housing, the maximum AMI, the percentage of affordable units, and the duration of the affordability.~~ Addressed
- ~~2. Commit to add to the site plan and conditional notes open space, a minimum square footage of the open space, and if the open space will be amenitized.~~ Addressed

Transportation

- ~~3. Commit to dedicate 33.5 feet of right of way from the road centerline.~~ Addressed
- ~~4. Commit to dedicate 53 feet of right of way from the road centerline along East W T Harris Boulevard.~~ Addressed
- ~~5. Commit to constructing a 12 foot Shared Use Path along East W T Harris Boulevard in accordance with the adopted charlotte streets map.~~ Addressed
- ~~6. Commit to installing an 8 foot planting strip and 8 foot sidewalk along all internal public roadways.~~ Addressed

Environment

7. Revise the provided tree survey to be in compliance with all ordinance requirements.
8. Revise protected tree save to be a minimum of 30-feet wide.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Transportation

- ~~9. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ Addressed
- ~~10. Revise site plan by removing piano key striping at the roadway intersections.~~ Addressed
- ~~11. Add a conditional note specifying "A Right of Way Encroachment Agreement is required for the installation of any non standard item"~~ Addressed
- ~~12. Revise site plan and conditional note(s) by properly labeling and dimensioning the site plan to provide clarity regarding proposed development.~~ Addressed
- ~~13. Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."~~ Addressed
- ~~14. Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~ Addressed
15. Clarify the design of the private alley ways.
- ~~16. Specify that the extension of Delta Landing Road will be a Residential Wide Street in accordance with CLDSM U-03.~~ Addressed

Site and Building Design

- ~~17. Revise site plan and conditional note(s) by properly labeling the site development data, such as, existing zoning, proposed zoning, current use, and maximum height.~~ Addressed
- ~~18. Revise site plan and conditional note(s) by properly labeling the location and type of landscape yards.~~ Addressed
- ~~19. Revise site plan and conditional note(s) by providing clarity on the height and opacity of the screening used.~~ Addressed
20. Add space for the recycling station.