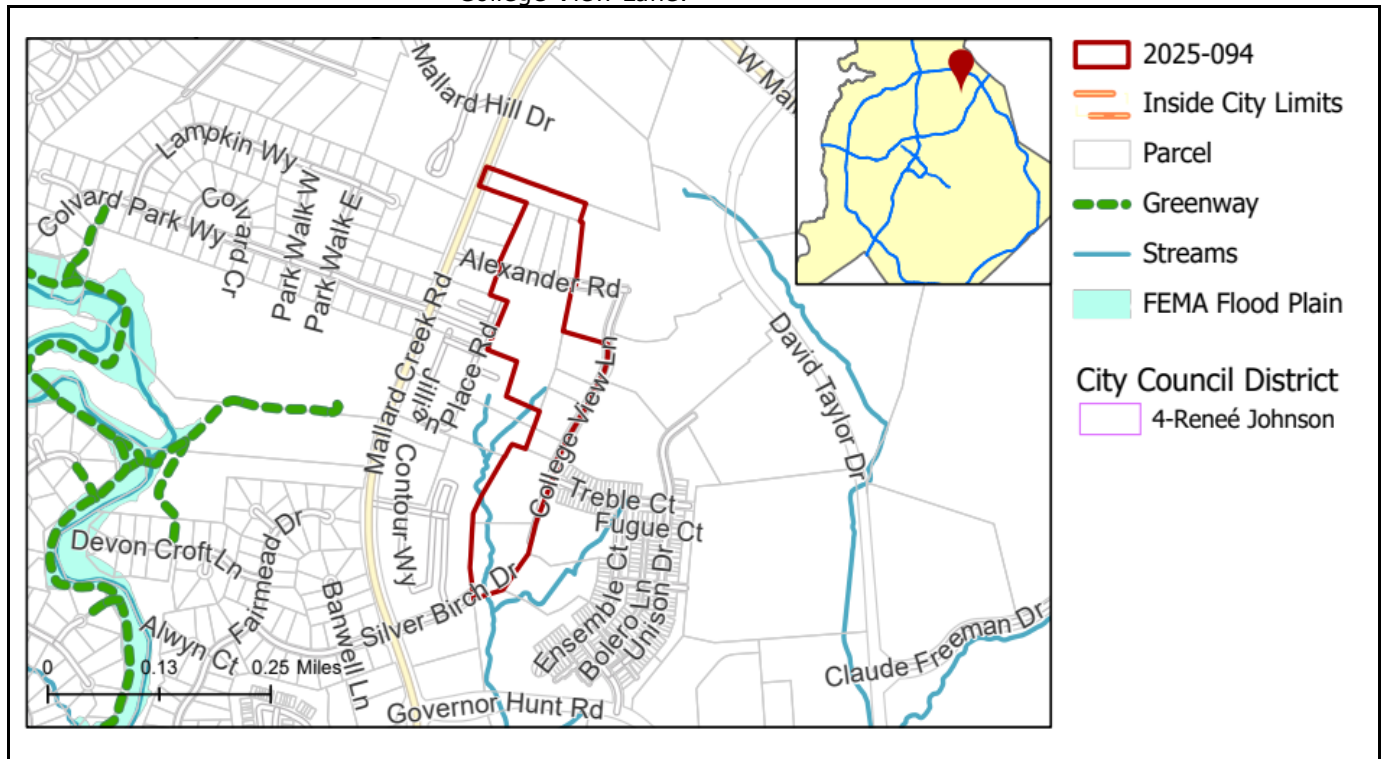


REQUEST

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

LOCATION

Approximately 19.54 acres located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane.



SUMMARY OF PETITION

The petition proposes a residential development of up to 195 multi-family attached units. The site has existing single family development.

PROPERTY OWNER

Carolina Practitioner Suites

PETITIONER

Atapco Properties, Inc

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: 48

**STAFF
RECOMMENDATION**

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

Plan Consistency

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

Rationale for Recommendation

- The petition proposes to develop a residential site within a 1/2 mile of both Commercial and Campus Place Types, allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site. Additionally, there is existing sidewalk on Mallard Creek

Road allowing for pedestrian access within ¼ mile of the site, connecting it to nearby goods and services.

- The parcels surrounding the subject property are currently entitled for Neighborhood 2, thus keeping within the form of the surrounding area and supporting a transition between more intense and less intense land uses in the area.
- The site's adjacency to the University City Research Park provides access to a major employment hub for residents, while the petition supports the creation of additional housing options.
- The petition proposes to increase connectivity through transportation improvements by connecting the proposed extension of College View Lane to Silver Birch Drive and connecting the proposed extension of College View Lane with Treble Court and providing a sidewalk extension from Alexander Road to Mallard Creek Road. This provides multiple route options to better accommodate walking, cycling, and transit use.
- The site is located on CATS bus route 50.
- The site is within ½ mile of trail access point at Clarks Creek Greenway.
- 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 Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

• Proposed Request Details

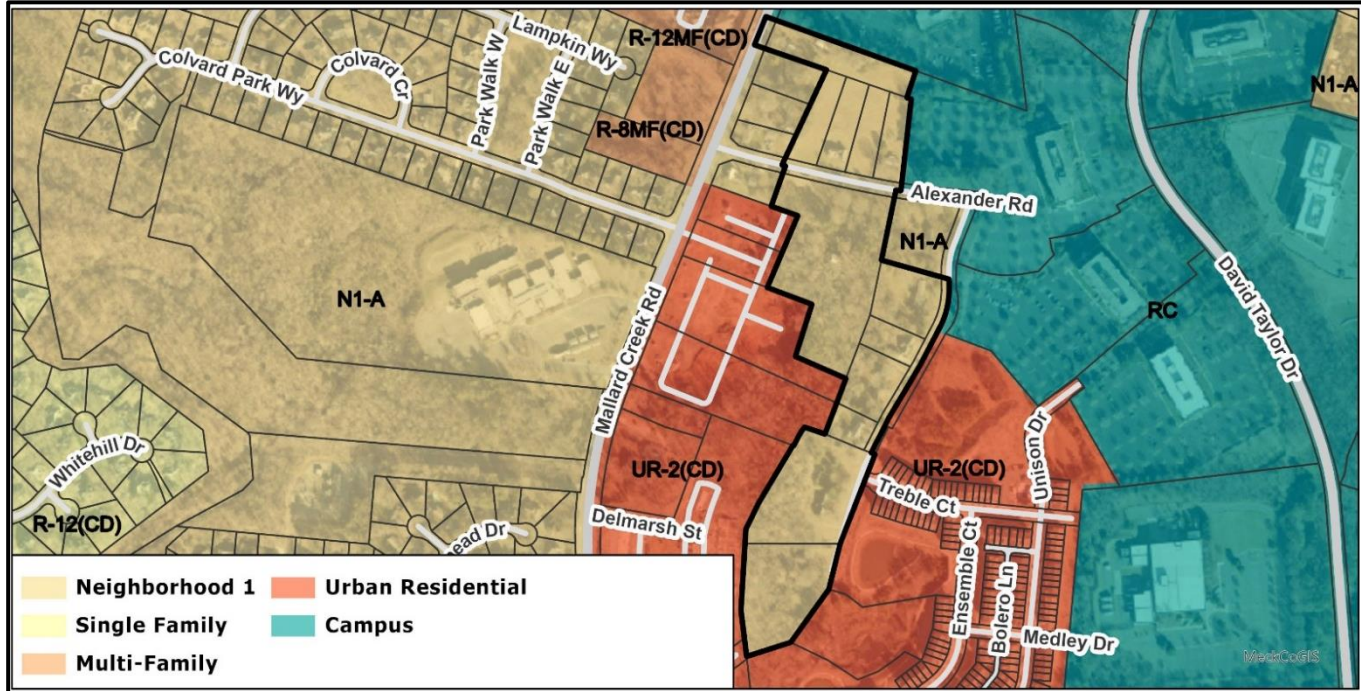
The site plan accompanying this petition contains the following provisions:

- Allows up to 195 multi-family residential dwelling units.
- A minimum of 50% of the residential buildings within the multi-dwelling development will contain 4 or less dwelling units. No residential building may contain more than 6 dwelling units, and such buildings are limited to no more than 25% of the total number of residential buildings on the site.
- Access to the Site will be from Alexander Road, the extension of College View Lane, the extension of Ashmore Square Road, the extension of Jillian Place Road, and a connection to Treble Court.
- Provides an 8-foot planting strip and an 8-foot sidewalk along internal network required streets.
- All residential buildings fronting a network required street will have rear loaded garages.
- Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.
- A minimum 10-foot-wide Class C landscape yard will be provided along the external property boundaries.
- Open space areas shall consist of 4 or more of the following potential components; Enhanced plantings, specialty paving materials, shading elements, seating options, public art/sculpture, decorative lighting, Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light, have a minimum dimension of 20-feet or more measured in all directions.
- Provides a sidewalk extension from Alexander Road to Mallard Creek Road as part of the CTR multimodal requirements.
- Street trees will be provided internally along the alleys at 40-feet on center where planting strips are provided. In areas where no planting strips are feasible, there will be a minimum of one tree between buildings and in other locations where feasible.
- Architectural Design Guidelines.
 - Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1-foot and 5-feet above or below the grade of the adjacent sidewalk when located within 10-feet of the back of sidewalk. If porches are provided, they shall be covered and be at least 6-feet deep. If stoops are provided, they shall be at least 4-feet deep and may be covered.
 - Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure as follows: Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to

gables, hips, dormer or parapets; and For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

- The attached dwellings shall incorporate one of the following into the design of the structure: a variation in the façade depth of adjoining dwelling units of at least one foot. Such variation shall extend the entire height of the façade; and architectural features, such as balconies, bay windows, or other elements along the façade of each dwelling unit.
- The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed 20-feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.

• **Existing Zoning**



- The site is currently zoned Neighborhood 1. The surrounding zoning districts include Urban Residential, Neighborhood 1, Multi-family Residential, and Campus.



The site (denoted by red star) is located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane.



The property to the east along Treble Court is developed with multi-family attached units.



The property to the southeast along Mallard Creek Road is being developed with multi-family stacked units.

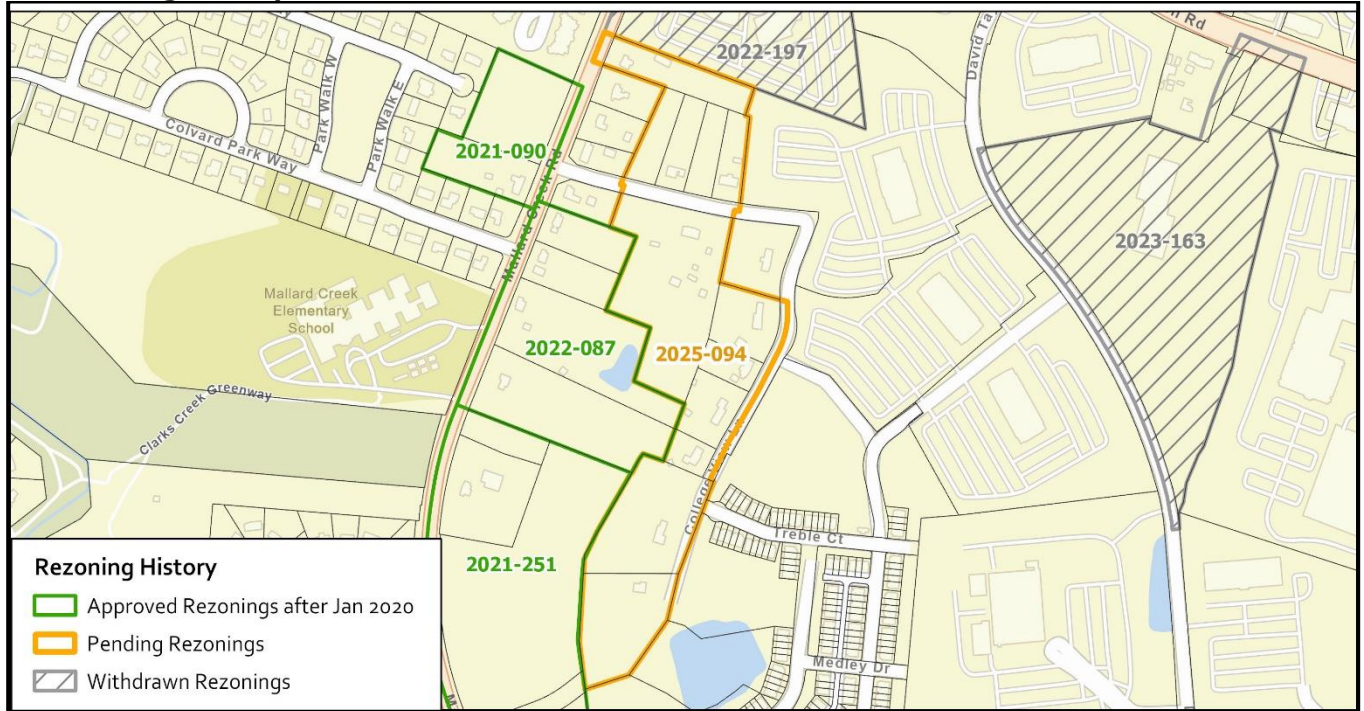


The property to the north along Mallard Creek Road is developed with an office park.



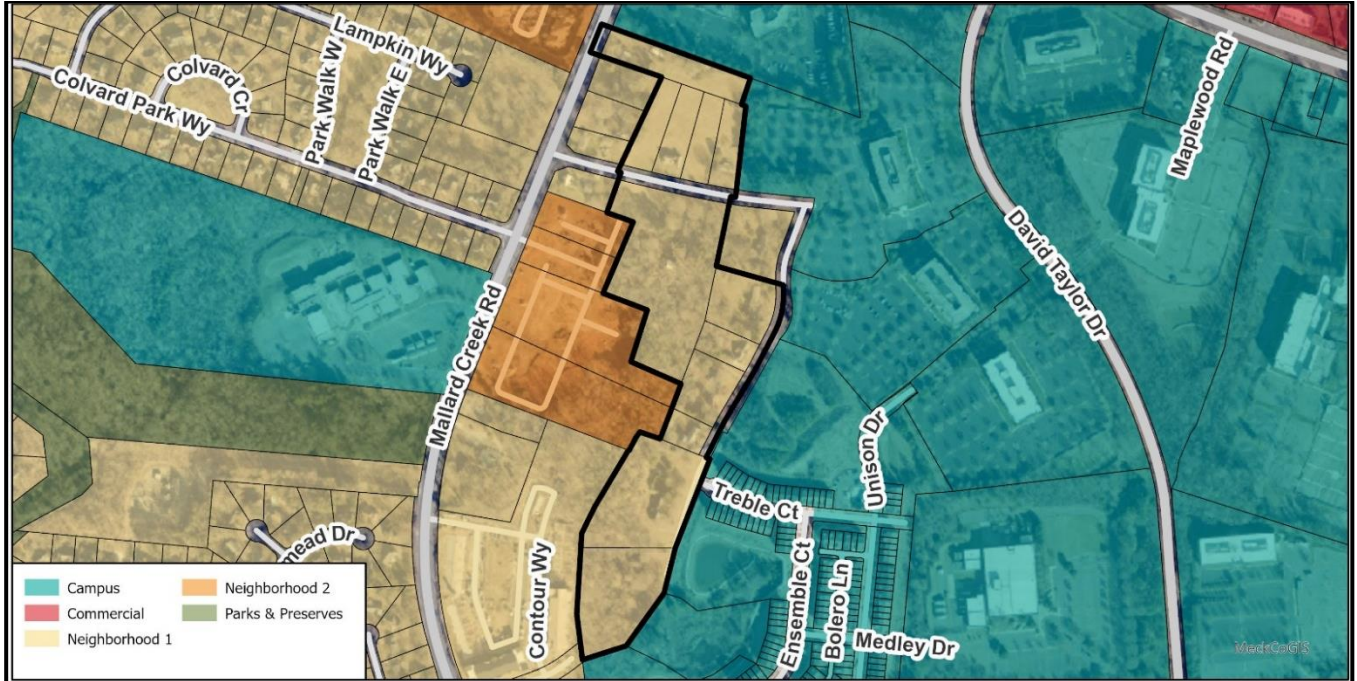
The property to the west along Mallard Creek Road is being developed with single family units.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-090	Rezoned 4.1 acres from R-3 (Single Family Residential) to R-8MF(CD) (Multi-family Residential, Conditional) to allow up to 33 townhome dwelling units.	Approved
2021-251	Rezoned 13 acres from R-3 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) to allow up to 295 multi-family dwelling units.	Approved
2022-087	Rezoned 11.6 acres from R-3 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) to allow up to 132 multi-family dwelling units.	Approved
2022-197	Proposed to rezone 12.3 acres from RC (Campus, Regional) to MUDD-O (Mixed Use Development, Optional) to allow up to 350 multi-family units and up to 14,000 square feet of non-residential.	Withdrawn
2023-163	Proposed to rezone 21.1 acres from N1-A (Neighborhood 1-A) and RC (Campus, Regional) to OFC (Office Flex Campus) to allow all uses in the OFC district.	Withdrawn

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on College View Lane, a City-maintained, local road and Alexander Road, a City-maintained, local road. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,325 daily trips, Tier 1 multimodal assessment is required. Site plan and/or conditional note revisions are needed to revise labels, dimensions and conditional note revisions in accordance with the UDO.
- **Active Projects:**
 - Mallard Creek Rd SUP
 - This project will design and construct a proposed shared-use path along Mallard Creek Road, between Governor Hunt Road to Driwood Court.
 - Anticipated Start Date Year: 2022
 - Anticipated Completion Date Year: 2029

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-7.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 708 trips per day (based on 58 single family dwelling units).

Proposed Zoning: 1,325 trips per day (based on 195 multi-family 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
- **Charlotte-Mecklenburg Schools:** This development may add 35 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:
 - Mallard Creek Elementary from 78% to 80%
 - Ridge Road Middle remains at 88%.
 - Mallard Creek High remains at 108%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along College View Lane. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along College View Lane. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 8-9

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Revise roadway callouts to be U-03 and not U-03A1. U-03A1 is simply one part of the overall layout of U-03 while U-03 describes all of the U-03 cross sections required for this site.
2. Revise roadway callouts to be U-03 and not U-03A1. U-03A1 is simply one part of the overall layout of U-03 while U-03 describes all of the U-03 cross sections required for this site.
3. Add proposed ROW dimensions to the site plan for College View Lane and Alexander Road. Ensure ROW is dimensioned in relation to the roadway centerline.
4. Revise site plan by revising callout to say final design of Treble Court connection to College View Lane to be coordinated during permitting.
5. Revise roadway identifier on the site plan to callout roadway as proposed, due to this not currently existing.
6. The existing R/W does not exist connecting to Silver Branch road. Label that the R/W and street will be constructed and improved along the entire project boundary.
7. Label the 8' sidewalk and 8' planting strip on all public streets. Label the centerline and the distance from centerline to 2' behind the sidewalk as R/W.

Environment

8. Ensure that tree save meets all standard. Tree save has a 10' no build zone around it and does not permit sidewalks within tree save.
9. Some areas shown as tree save do not have any trees. Adjust tree save areas to include existing canopy.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

10. Clarify the provided seating requirements for public open space.

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

Planner: Michael Russell (704) 353-0225