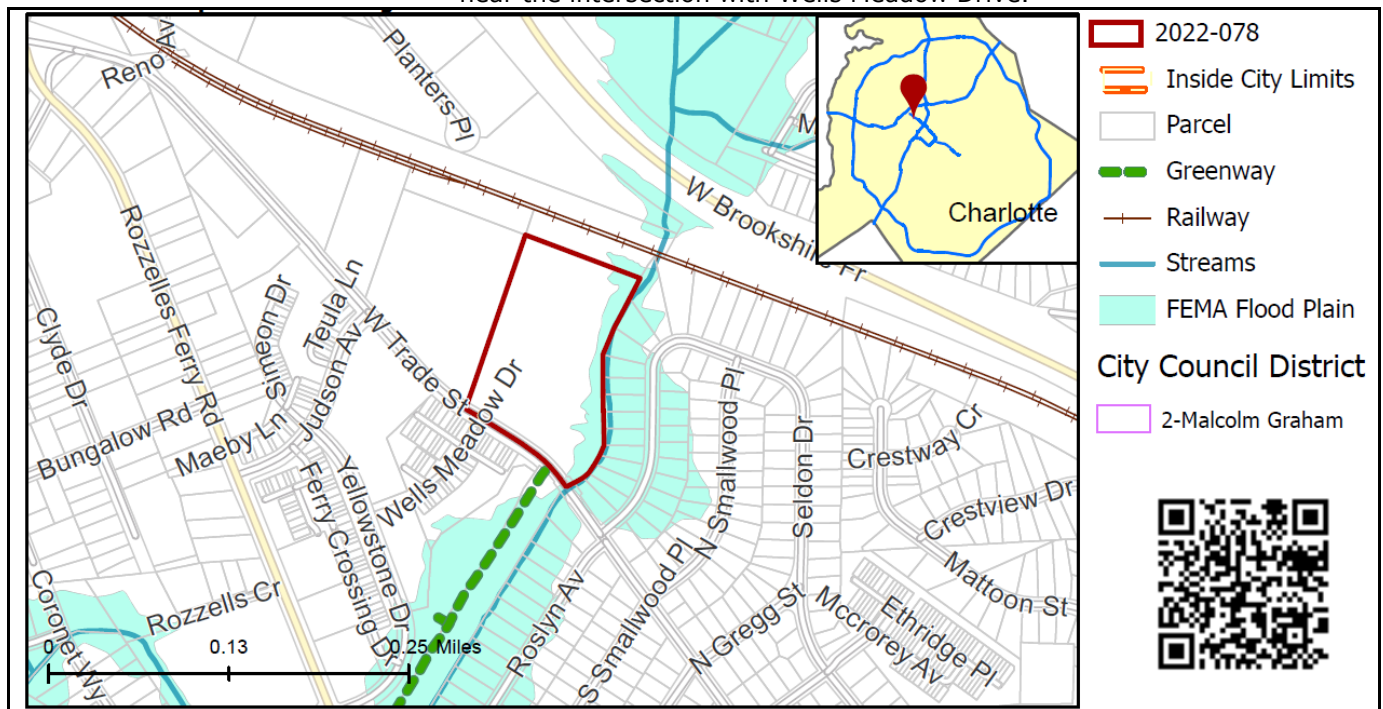


REQUEST

Current Zoning: I-2 (General Industrial)
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional), MUDD(CD) (Mixed Use Development District, Conditional)

LOCATION

Approximately 7.41 acres located on the north side of W Trade Street near the intersection with Wells Meadow Drive.



SUMMARY OF PETITION

The petition proposes to redevelop a site currently occupied by a childcare center with up to 116 single family attached residential dwellings and 12,000 square feet of non-residential uses.

PROPERTY OWNER

Fran Witherspoon

PETITIONER

Sere Ventures, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

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 the environment and site and building design.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Innovation Mixed-Use place type for this site.

Rationale for Recommendation

- The proposed single family attached dwellings and adaptive reuse of the existing building on site are consistent with the character of the recommended place type.
- There have been several recently approved rezonings in this segment of the Rozzelles Ferry Road corridor to allow single family attached residential dwellings. Paired with new office and commercial development

in the area, the medium density housing proposed will complement a burgeoning urban neighborhood.

- The site is located $\frac{3}{4}$ mile from a Lynx Gold Line transit stop, Johnson C. Smith University and the Five Points Plaza. The site is also less than $\frac{1}{4}$ mile from CATS bus stops along Rozzelles Ferry Road.
- The petition will contribute to pedestrian and bicycle mobility in the vicinity through implementation of 8' planting strip and 8' sidewalk along the site's West Trade Street frontage and dedication of an easement along Stewart Creek for future greenway extension.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

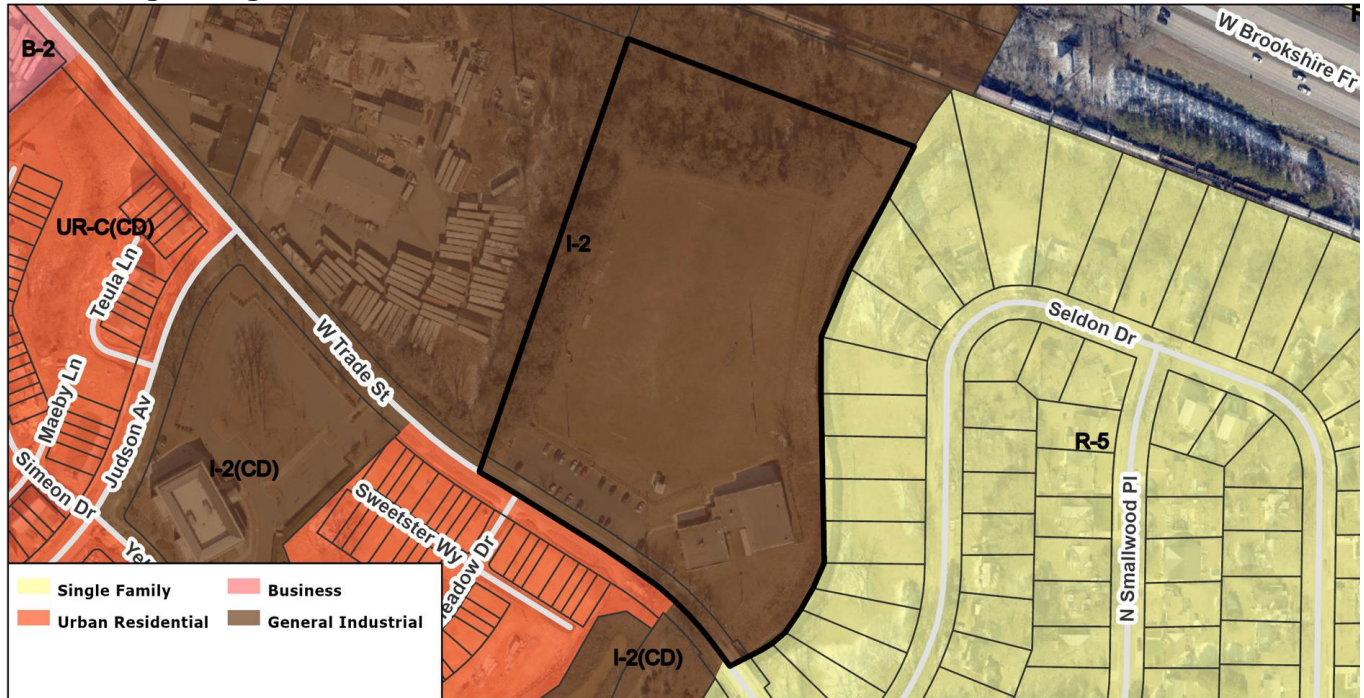
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

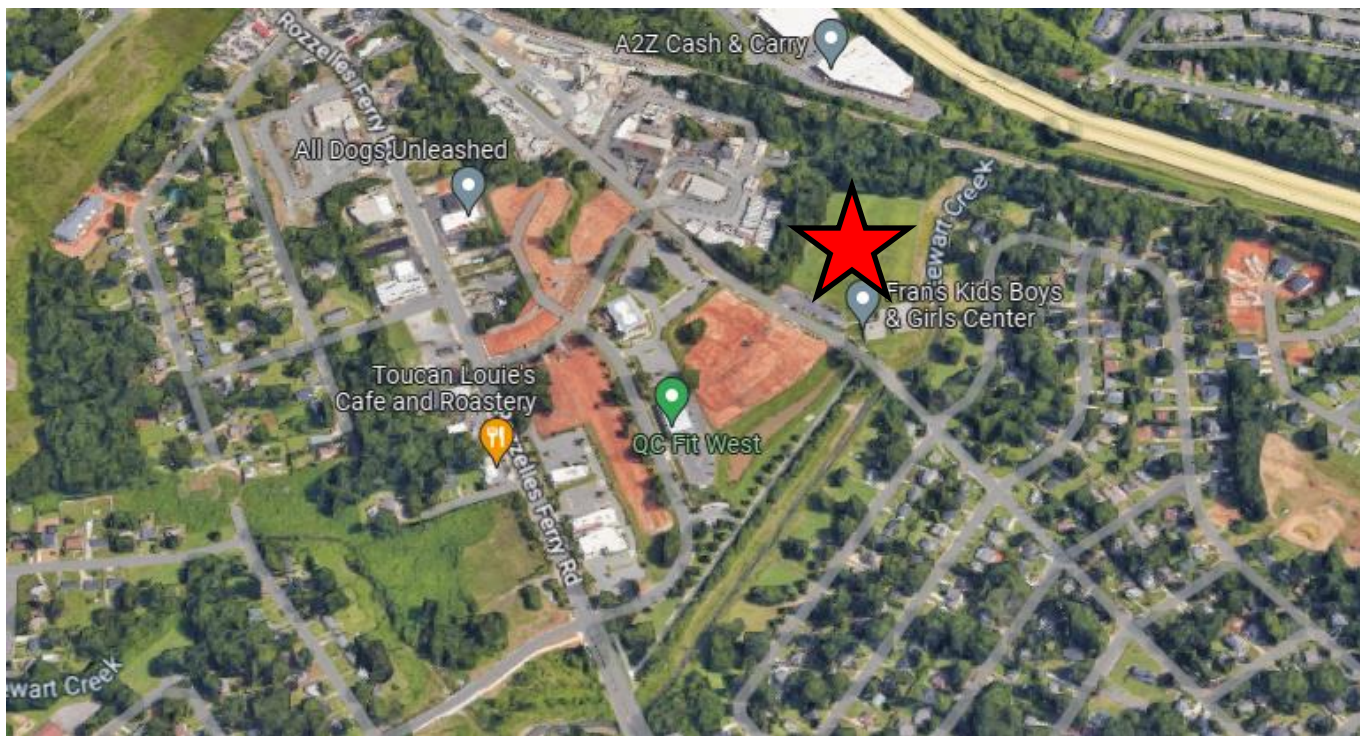
- Proposes two development areas: A and B.
 - Development Area A is proposed to be zoned UR-2(CD) and includes 116 single family attached residential dwelling units.
 - Development Area B is proposed to be zoned MUDD(CD) and may be developed with up to 12,000 square feet of gross floor area of general offices, medical offices, clinics, child care center, community recreational center, indoor recreation, EDEE Type 1 and 2, brewery, financial institution without an accessory drive-thru window, showroom, retail, personal services, studios for artists, designers, photographers, sculptors, potters, weavers, and designers of ornamental or precious jewelry, or up to 10 residential units. Type 2 EDEE that only serve alcoholic beverages are prohibited.
- Commits to preserving the existing building in Development Area B while allowing for renovation.
- Limits building height in both development areas to 52'.
- Provides a 20' setback from the future back of curb of West Trade Street.
- Provides a 20' landscape yard along the northern property boundary.
- Commits to implement an 8' planting strip and 8' sidewalk along the site's West Trade Street frontage.
- Provides a 50' greenway easement along Stewart Creek to Mecklenburg County for future greenway development.
- Orients the front doors of units along West Trade Street to face the public street and front doors of all other units to open space, internal courtyard, tree save area, or Stewart Creek.
- Commits to providing a minimum of 2,000 square feet of open space and at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate within the proposed open space area.

- Existing Zoning**



- The site is surrounded a mix of zoning districts including I-2, R-5, I-2(CD), and UR-C(CD)

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (General Industrial)	ML-2 (Manufacturing & Logistics)	IMU (Innovation & Mixed Use)



The site, marked by a red star, is surrounded by a mix of uses including single family residential, industrial, office, and single family attached residential currently under construction.



Street view of industrial uses to the north of the site along Planters Place. A railroad is situated between the site and the properties along Planters Place.



Street view of the site from the east looking west from Seldon Drive. There are a few single family dwellings along Seldon Drive adjacent to the site but most properties are vacant and owned by Mecklenburg County. Stewart Creek is between the site and Seldon Drive.

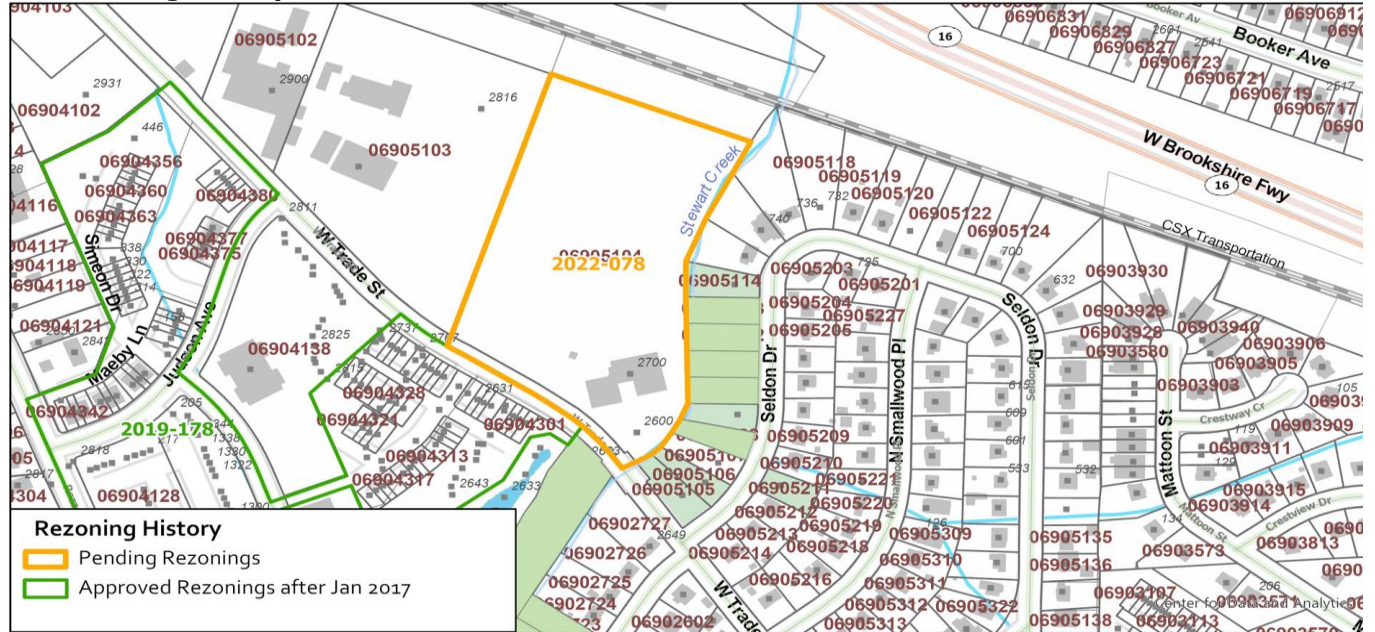


Street view of newly constructed single family attached residential to the south of the site across West Trade Street.



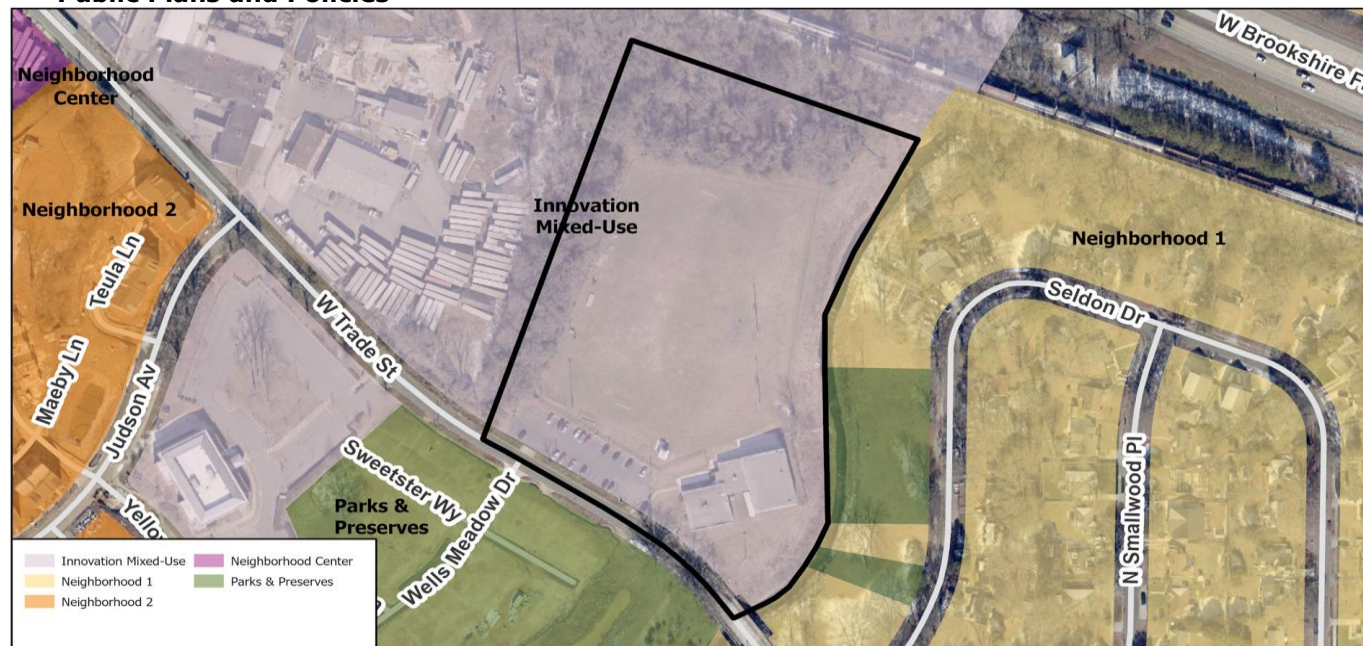
Street view of industrial uses to the west of the site.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-178	Petition to allow up to 133 single family attached dwellings at a density of 11.6 DUA.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Innovation Mixed-Use place type for this site.

• TRANSPORTATION SUMMARY

- The petition is located on the north side of West Trade Street, a City-maintained minor collector east of Rozzelles Ferry Road, a City-maintained minor thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner and the petitioner to provide an 8-foot planting strip and an 8-foot sidewalk along West Trade Street. The petitioner has also committed to constructing the internal private streets to meet CLDSM standard 11.13. All outstanding CDOT comments have been addressed.
- **Active Projects:**
- N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 560 trips per day (based on 11,684 SF daycare center).
 - Entitlement: 550 trips per day (based on 332,780 SF warehouse).
 - Proposed Zoning: 1,575 trips per day (based on 116 SF attached dwelling units and 12,000 SF of retail).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 7 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 7.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Bruns Elementary at 59%.
 - Ranson Middle at 106%.
 - West Charlotte High at 96%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located in W Trade St. Charlotte Water has sanitary sewer system infrastructure near for the rezoning boundary via an existing 8-inch gravity sewer main crossing W Trade St at the rezoning parcel. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Notes 1-2.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 7 and 11.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Revise the site plan to show a 100' greenway easement dedication except where the building is located within the SWIM buffer.~~
2. ~~Revise the site plan to include an easement between the 100' greenway easement and internal sidewalk network.~~
3. ~~Wrap internal sidewalk around the northeastern most building to improve connection to open space.~~
4. ~~Remove note 4.c regarding side and rear yards.~~
5. ~~Clarify note 7.a regarding the provision of urban common open space and private open space.~~

-
- ~~6. Clarify note 5.c regarding the front elevation of each dwelling unit.~~
 - ~~7. Commit to preserving a minimum of 25' 30' along the western property boundary as tree save or label as a 25' Class A buffer. Tree save must be a minimum of 30' in width. OUTSTANDING~~
 - ~~8. Reword note 2.b to state that Development Area B may include up to 12,000 square feet of gross floor area of noted uses within the existing building.~~
 - ~~9. Reword note 2.c to state that any Type II EDEE use must serve food.~~
 - Environment
 - ~~10. Provide a tree survey identifying all trees of eight inch DBH or greater and all planted trees of two inch or greater and six feet in height that grow partially or wholly within the city right of way.~~
 - ~~11. Ensure that tree shown in right of way matches existing conditions. OUTSTANDING~~
-

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

Planner: Joe Mangum (704) 353-1908