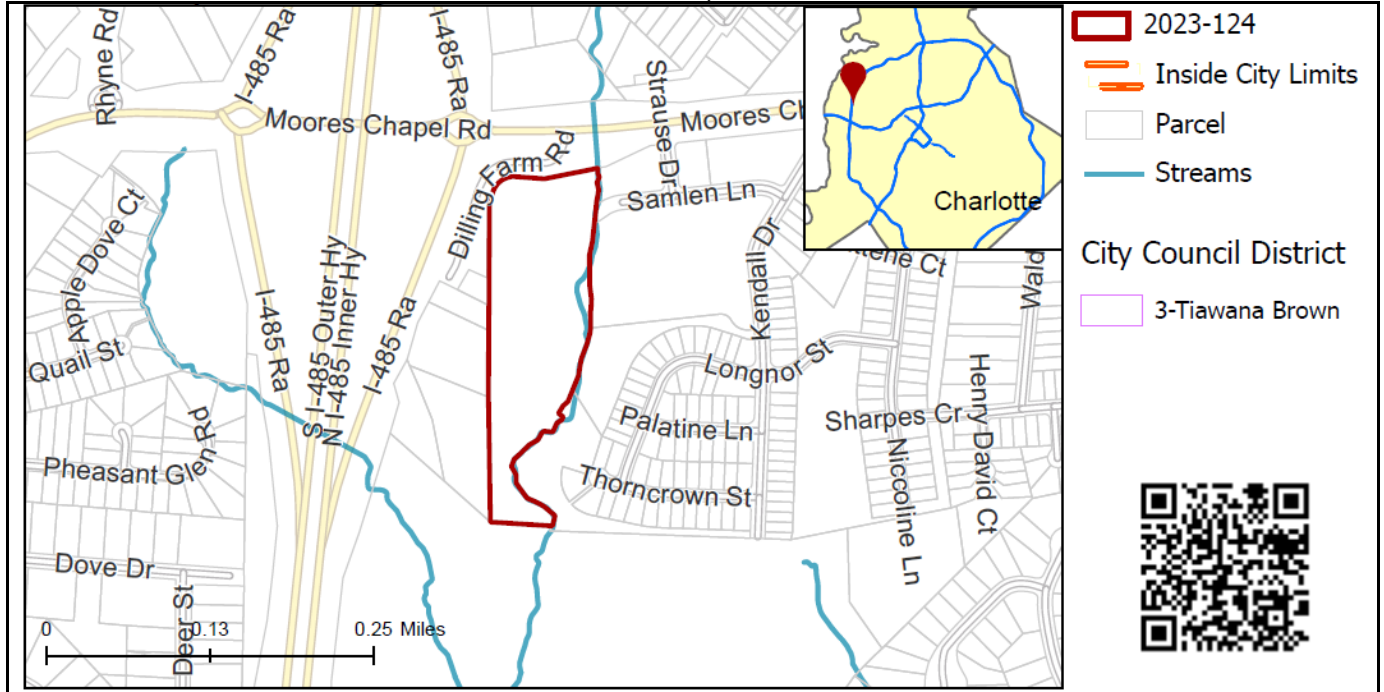


**REQUEST**

Current Zoning: MX-2 (Mixed-Use Residential)  
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

**LOCATION**

Approximately 10.54 acres located on the east side of Dilling Farm Road, south of Moores Chapel Road.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant site with up to 120 age-restricted multi-family stacked residential units along with accessory uses.

**PROPERTY OWNER**

Kendall Drive Investment LLC

**PETITIONER**

The Paces Foundation

**AGENT/REPRESENTATIVE**

Paul Pennell, Urban Design Partners

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- Despite inconsistency with the 2040 Policy Map, the site is entitled for multi-family dwellings via rezoning petition 2005-121.
- The petition would provide an additional housing option for seniors, a growing segment of our community's population.
- The site is within a 1/3 mile walk of neighborhood services including a grocery store, pharmacy, dentist, doctor's office, and restaurants.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

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.

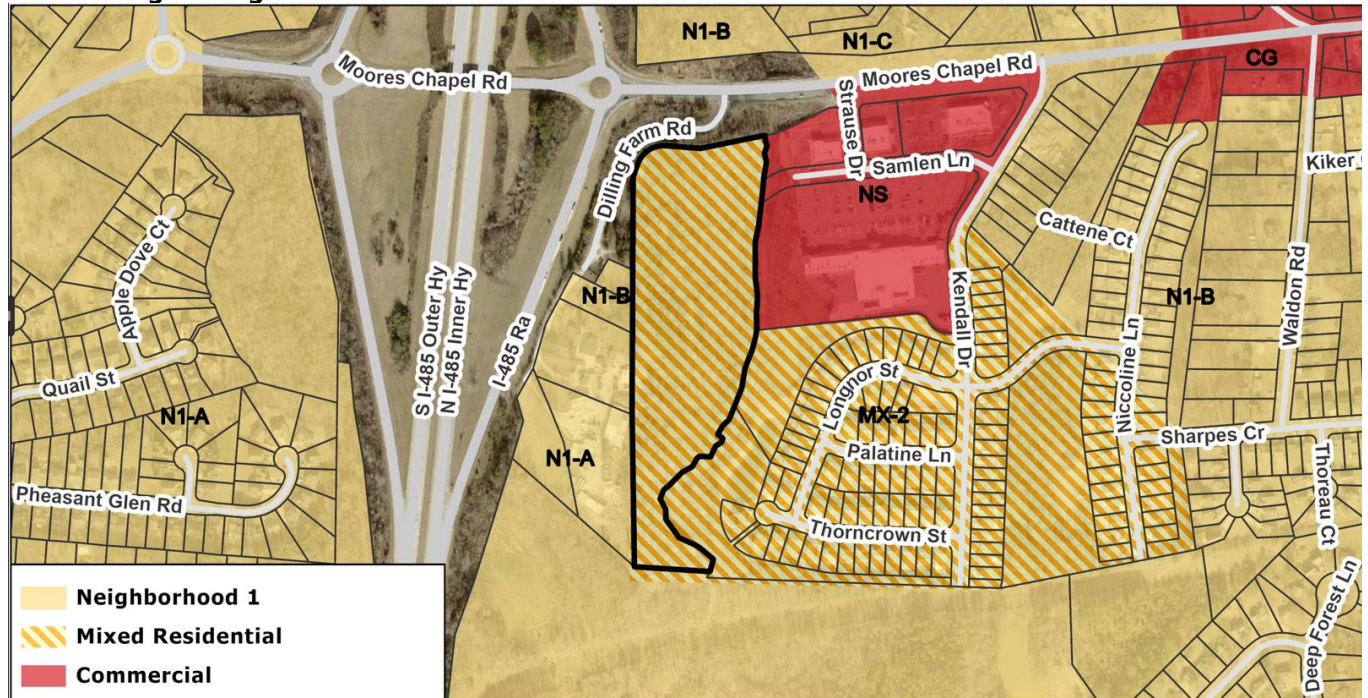
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

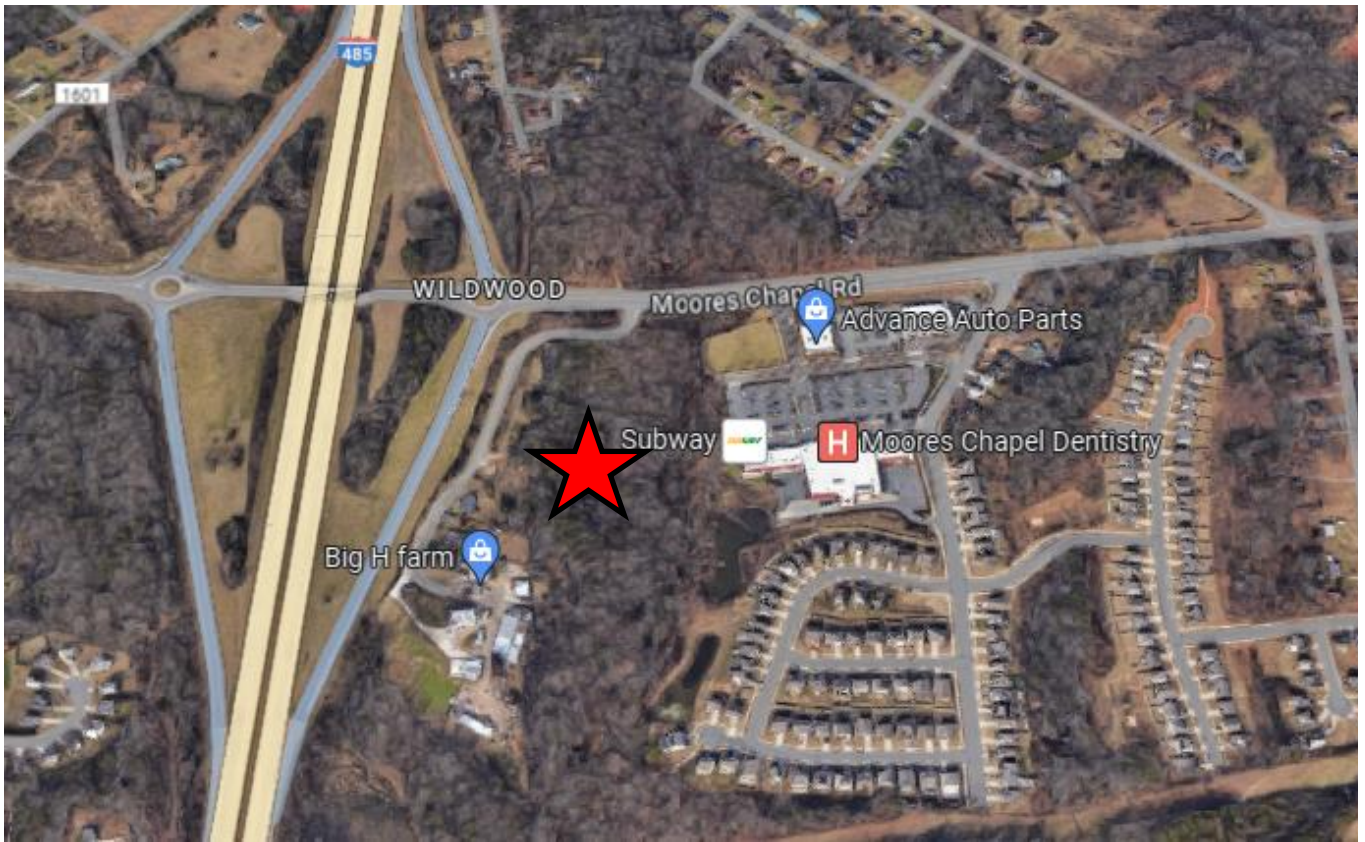
The site plan accompanying this petition contains the following provisions:

- Proposes up to 120 age-restricted multi-family stacked residential units along with accessory uses allowed in the N2-B zoning district.
- Provides a 10’ Class C buffer with fence along the western property line where adjacent to N1 zoning and place type.
- Commits to the following transportation improvements:
  - Dedication of 33.5’ of right-of-way as measured from the Dilling Farm Road centerline.
  - Access from Dilling Farm Road by a private street.
  - 8’ planting strip and 8’ sidewalk along Dilling Farm Road from the site’s access point to the Moores Chapel Road sidewalk
- Limits building height to 48’.
- Limits detached lighting, except along public streets, to 21’.

• **Existing Zoning**



- The site is zoned MX-2 and is surrounded by a mix of zoning districts including NS, MX-2, N1-A, N1-B, and N1-C.



The site, marked by a red star, is surrounded by a mix of uses including retail, single family residential, and agricultural.



Street view of the site as seen from the end of Samlen Lane.



Street view of vacant, wooded land to the north of the site across Moores Chapel Road.



Street view of commercial uses to the east of the site.

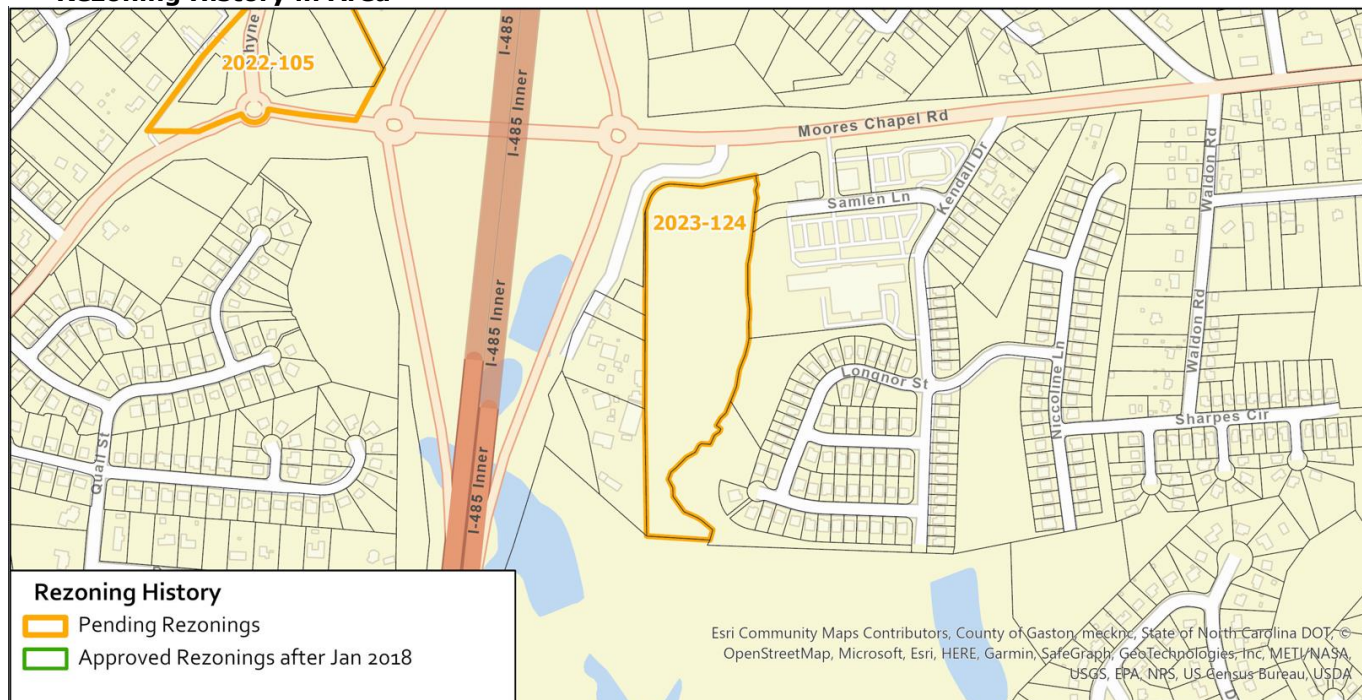


Streetview of single family residential uses to the south of the site along Thorncrown Lane.



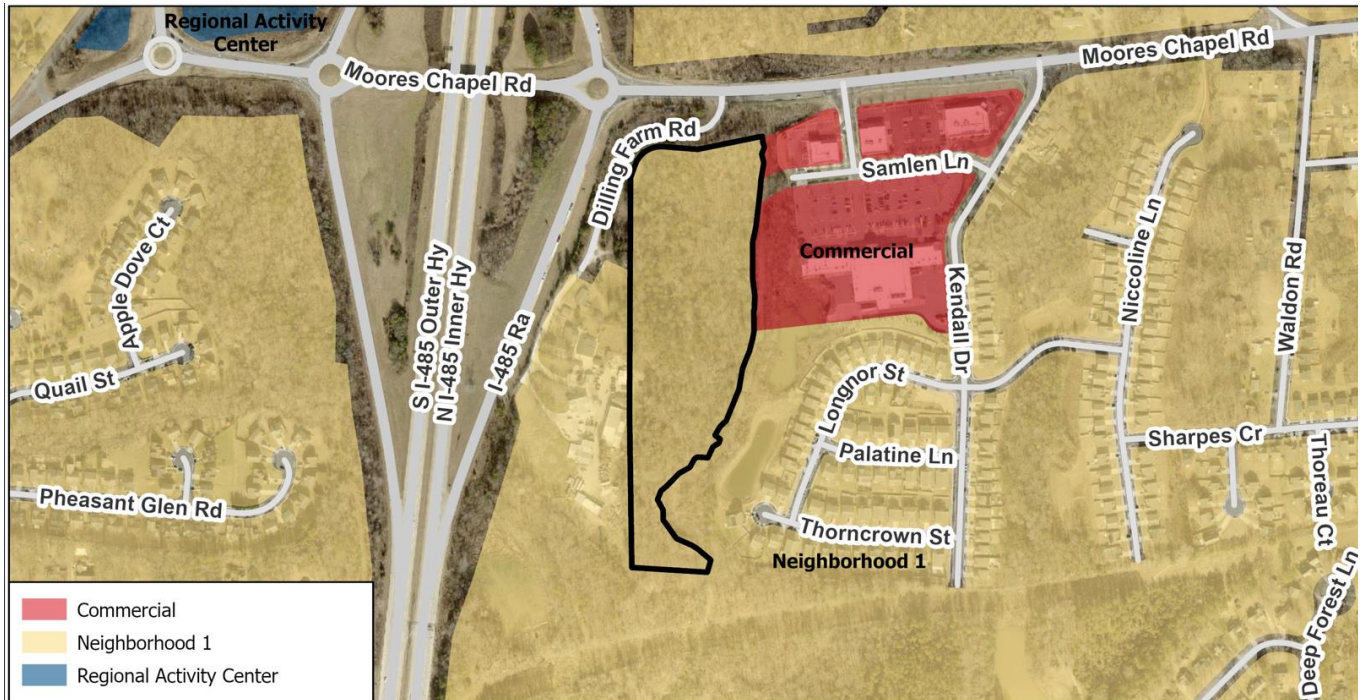
Streetview of single family residential and agricultural uses to the south of the site at the end of Dilling Farm Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-105	Request to rezone 3.99 acres to B-1(CD) to allow 10,000 SF of uses permitted in the B-1 district.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Dilling Farm Road, a State-maintained local street, south of Moors Chapel 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. Site plan and/or conditional notes commit to labeling and dimensioning the future back of curb, dedicating right of way along Dilling Farm Road, making the new public road a private road, and installing streetscape along the full frontage of Dilling Farm Road per Article 33 of UDO. All outstanding comments have been addressed.
- **Active Projects:**
- There are no known active transportation projects in the vicinity.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,223 trips per day (based on 179 multi-family stacked residential units).

Proposed Zoning: 401 trips per day (based on 120 senior multi-family stacked residential 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 comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Samlen Ln. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located in an easement near the northeast corner of the parcel 05519168 rezoning boundary along the Samlen Ln right-of-way. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **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:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No outstanding issues.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908