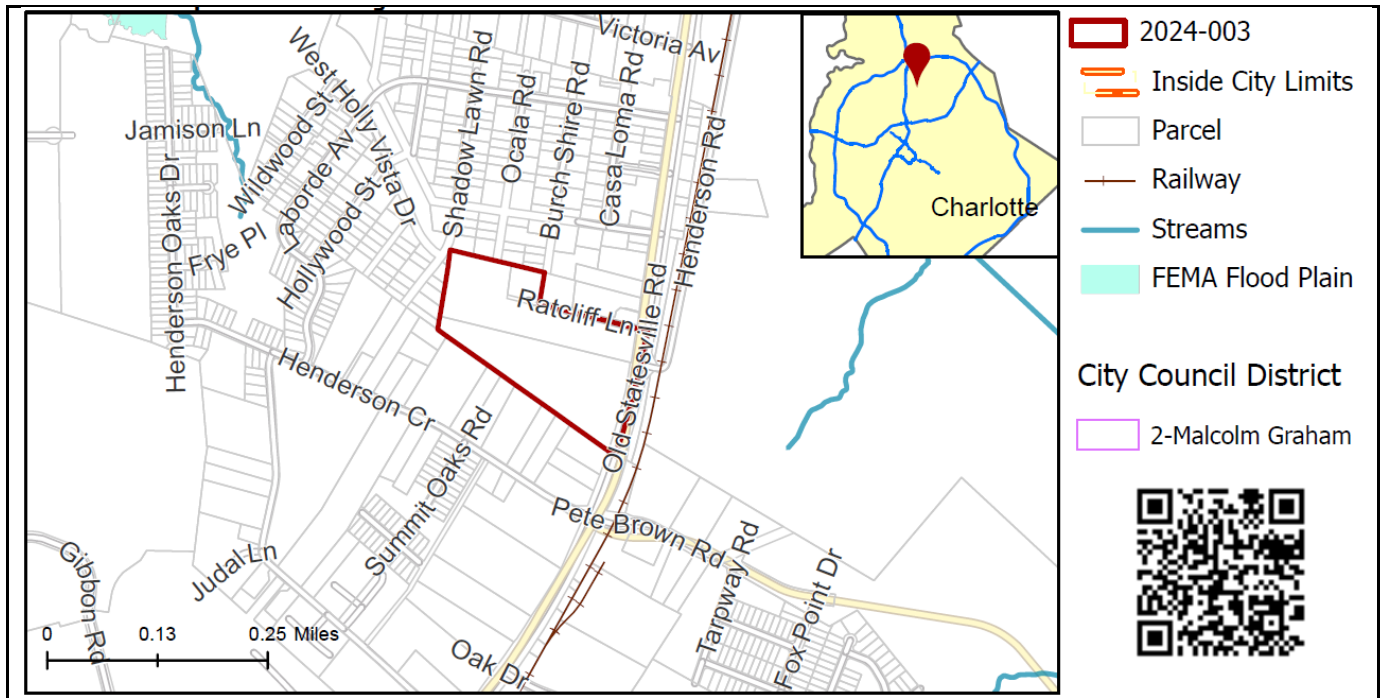


REQUEST

Current Zoning: CG (general commercial) and MHP (manufactured home park)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 16.91 acres located on the west side of Old Statesville Road and north and south side of Ratcliff Lane, south of West W.T. Harris Boulevard.



SUMMARY OF PETITION

The petition proposes the development of up to 198 triplex, quadraplex, and multi-family attached dwelling units. The site is currently developed with a manufactured home park and two single-family detached dwellings.

PROPERTY OWNER

C. Wayne Key (deceased) & Angela M. Key

PETITIONER

ATAPCO Properties, Inc.

AGENT/REPRESENTATIVE

Bridget Grant, Moore and Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map (2022)* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible with the surrounding uses and context of the area as it increases the variety of housing types in the area. Buildings along the northern property boundary, adjacent to Neighborhood

1 Place Types, are limited to triplexes and the proposed buildings along Old Statesville Road are quadraplexes which smooth the transition between the proposed development and the adjacent Neighborhood 1 Place Type.

- The site is located within 1-mile of many Manufacturing & Logistics facilities providing a short commute to employment opportunities.
- The plan commits to providing an 8-foot sidewalk along Old Statesville Road as part of a Mecklenburg County Park and Recreation urban trail and proposes an upgraded CATS bus waiting pad which provides the beginnings of a multi-modal transportation network.
- The site is located along the proposed Lynx Red Line commuter rail and is within $\frac{3}{4}$ -mile of the proposed Harris Station.
- The site is located along the route of the CATS number 21 local bus route providing transit access to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 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 the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

• Proposed Request Details

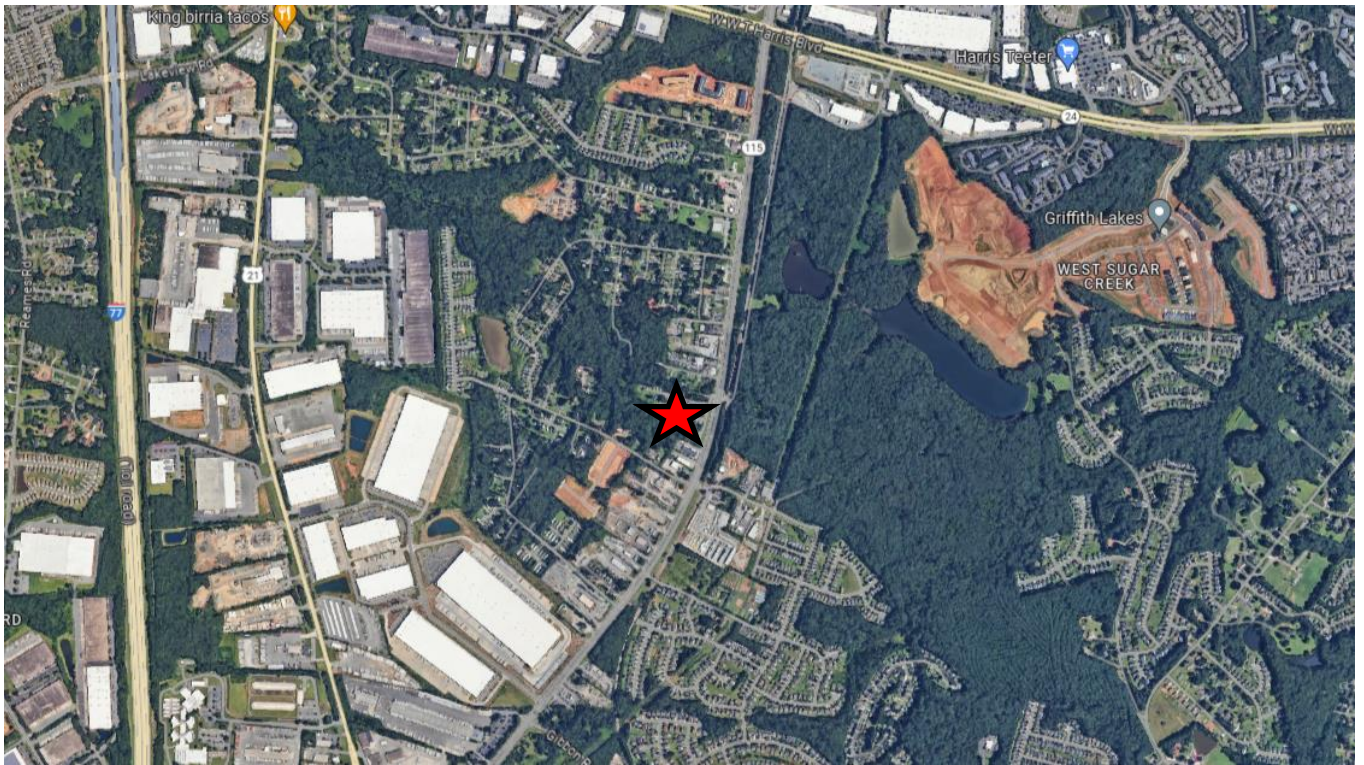
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 198 triplex, quadraplex, and multi-family attached dwelling units.
- The following transportation improvements are proposed:
 - Vehicular access to the site is proposed from Old Statesville Road, via a new public street and from Ratcliff Lane.
 - The plan proposes new public streets throughout the site. These streets will be built to the Local Residential Wide Street standard from the Charlotte Land Development Standards Manual (CLDSM).
 - Access to parking for individual dwelling units will be provided via private alleys.
 - An 8-foot sidewalk and 8-foot planting strip will be installed along Old Statesville Road, exceeding the minimum 6-foot sidewalk requirement, to accommodate a proposed Mecklenburg County Park and Recreation urban trail.
 - An 8-foot sidewalk and 8-foot planting strip will be installed along all other public street.
 - Ratcliff Lane will be upgraded to the Local Residential Wide Street standard.
 - A potential location for an upgraded CATS bus stop is designated on the site plan.
 - All required external roadway improvements will be made prior to the issuance of the first Certificate of Occupancy (CO). Internal road networks will be constructed in accordance with UDO requirements and Land Development processes.
- The following architectural requirements are proposed:
 - The buildings abutting the northern property line are limited to 3 dwelling units, all other buildings will be limited to no more than 5 dwelling units, with the exception of one building located internal to the site which may include 6 dwelling units.
 - Building facades abutting to Old Statesville Road, Ratcliff Lane, and network required internal streets are limited to 20-foot blank wall expanses and will have minimum transparency of 25% at the ground floor and 15% on upper floors.
 - Buildings will incorporate façade articulation of at least 2-feet in depth and provide balconies, bay windows, or other elements to provide variation in the building facades.

• Existing Zoning



- The eastern portion of the site is zoned CG (commercial) along the frontage of Old Statesville Road and the western portion is zoned MHP (manufactured home park). The property is adjacent to properties zoned B-2(CD) (business) to the north, CG to the north, south and east, and MHP to the north, west, and south. There is a large tract of land across Old Statesville Road zoned MUDD-O (mixed-use development district) and MX-3 (mixed-use).



The site (indicated by red star above) is located on the west side of Old Statesville Road and north and south side of Ratcliff Lane, south of West W.T. Harris Boulevard.



View of the site looking northwest from Old Statesville Road. The site is developed with a manufactured home park and 2 single-family houses.



View of the site looking southwest Old Statesville Road at the intersection of Ratcliff Lane.



View of the manufactured home park from Ratcliff Lane.



View of new multi-family development on Old Statesville Road approximately 1/2-mile north of the site.



View of single-family homes located off Henderson Circle west of the site.



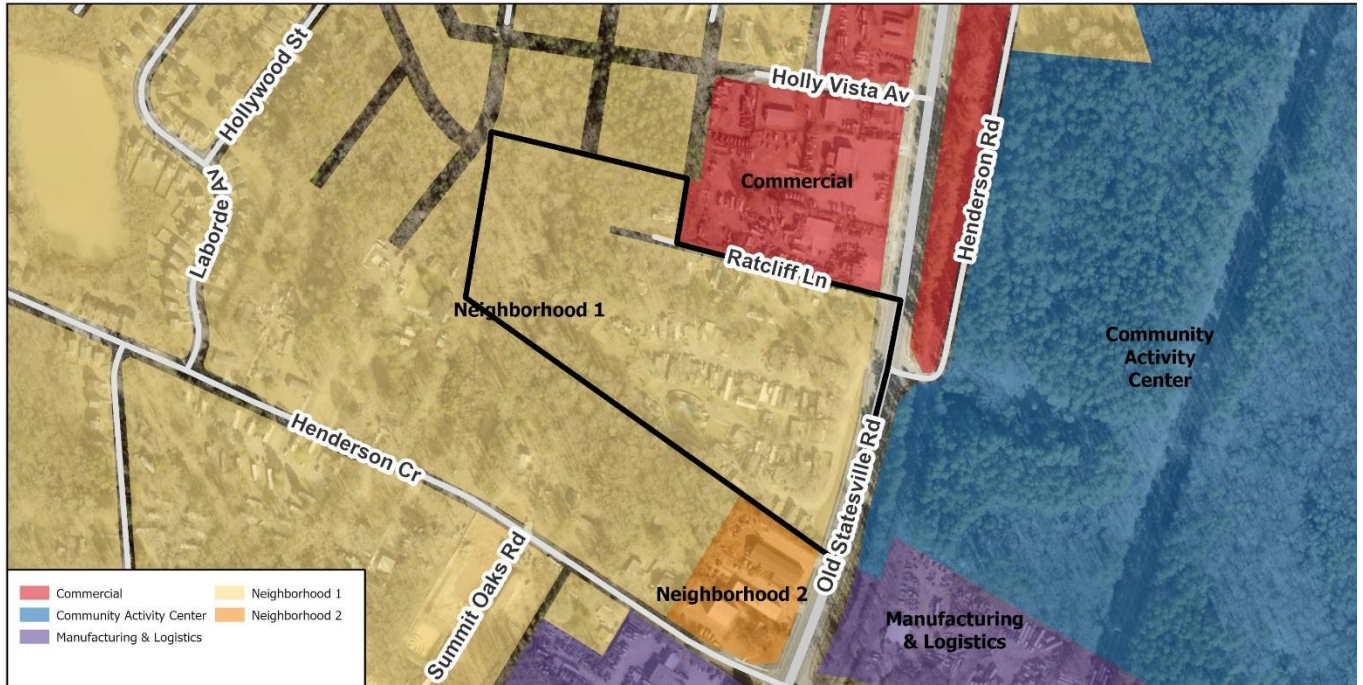
View of recent manufacturing and logistics development along Old Statesville Road south of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-111	1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane. From MHP to N1-C.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Ratcliff Lane, a privately maintained local street, west of Old Statesville Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,474 daily trips, this will trigger a Tier 1 multimodal assessment. Site plan and/or conditional note revisions are needed to commit to constructing curb and gutter along Ratcliff Lane to meet a residential wide cross-section per Article 33 of UDO and updating and adding conditional notes. The site plan commits to dedicating 49 feet of right of way along Old Statesville Road frontage, committing to constructing bike lane, and constructing Ratcliff Lane to Residential Wide standards per Article 33.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, notes 1 - 2.

• **Vehicle Trip Generation:**

Current Zoning: CG and MHP

Existing Use: 468 trips per day (based on 2 single-family dwellings).

Entitlement: Not enough information to determine trip generation.

Proposed Zoning: N2-A(CD) 1,458 trips per day (based on 198 dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 34 students.

- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Winding Springs Elementary from 122% to 124%
 - JM Alexander Middle remains at 86%
 - North Mecklenburg High remains at 115%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water main along Ratcliff Ln. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel # 03721402. 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:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding Issues.

OUTSTANDING ISSUES

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Ratcliff Lane: Location of future back of curb and gutter needs to be moved to 17.5 feet from the road centerline per Article 33 in the UDO. CLDSM standard U-03A2 Local Residential Wide Street. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ **ADDRESSED**
2. ~~Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued." The petitioner may phase transportation improvements if said improvements and phasing are approved by CDOT and explicitly described in site plan notes.~~ **ADDRESSED**

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

3. Plan sheet RZ-1 specifies a maximum dwelling count of 200 units while the rest of the plan specifies 198.

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

Planner: Maxx Oliver 704-336-3818