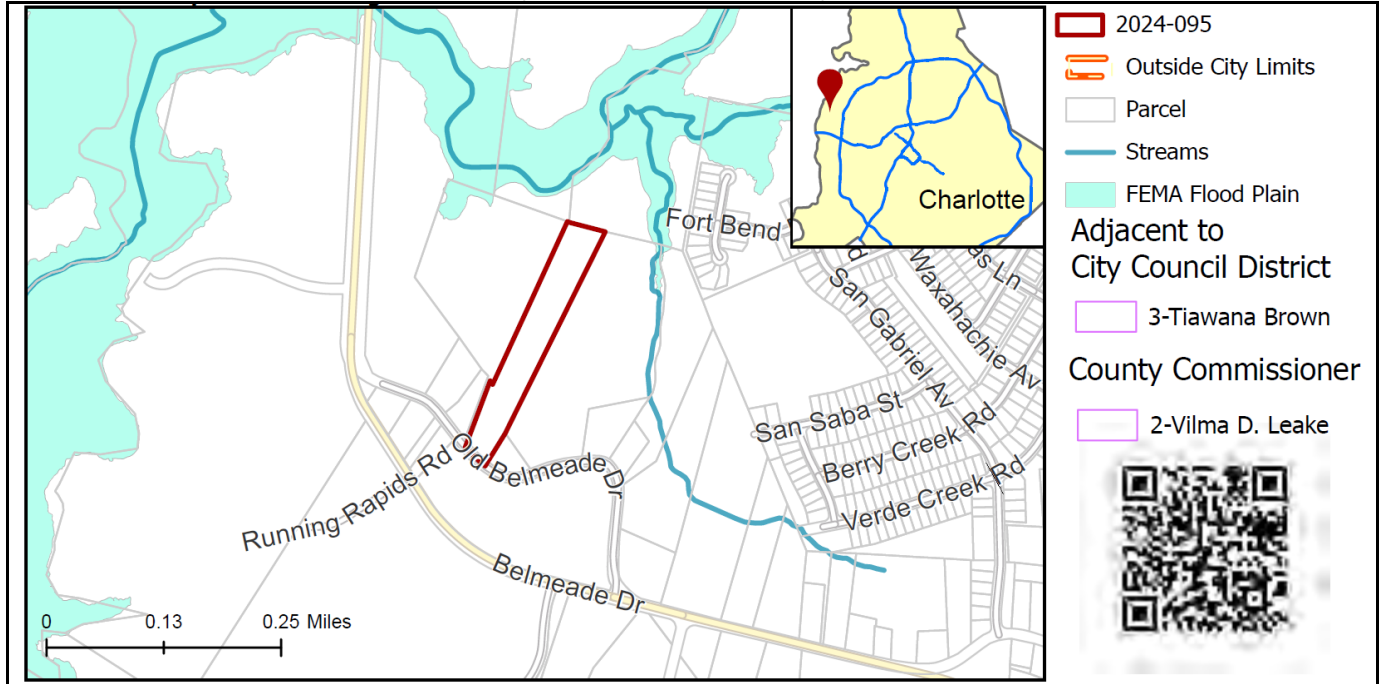


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: N1-A CCO (neighborhood 1-A, Cottage Court Overlay)

LOCATION

Approximately 6.508 acres located along the north side of Old Belmeade Drive, east of Belmeade Drive, and west of San Gabriel Avenue.



SUMMARY OF PETITION

The petition proposes to allow for any use permitted in the N1-A CCO zoning district on a parcel that is currently undeveloped.

PROPERTY OWNER

CH1-PG2, LLC

PETITIONER

Tryon Advisors, 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: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The site is abutting several wooded parcels that are part of the US Nation Whitewater Center facility zoned MX-3(INNOV) (mixed use, innovative).
- The Cottage Court Overlay District allows for a reduction in minimum lots size and reduced setbacks to permit the development of small residential communities that are structured around common open space designed in a cohesive manner that are to be shared by all residents.

- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family dwellings are the predominate housing type.
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the Cottage Court Overlay zoning district is consistent with the character of this area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion

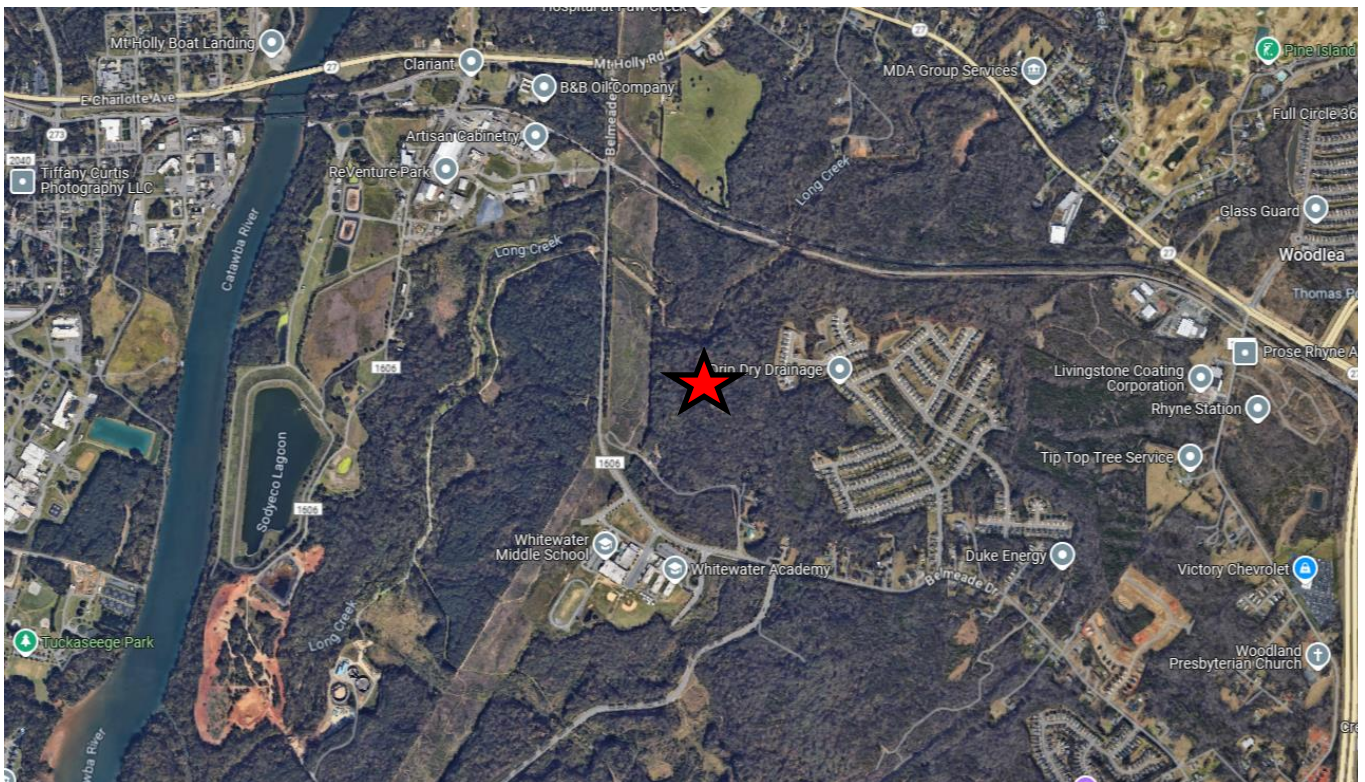
PLANNING STAFF REVIEW

• **Background**

- The Cottage Court Overlay (CCO) is an overlay zoning district that encompasses the existing underlying district to allow for an alternative development option.
- The CCO district allows for small lot residential development with a maximum of 30 single-family detached, duplex and triplex buildings.
- Buildings are organized around a common open space that is a minimum of 3,000 sq.ft. or 500 sq.ft. per dwelling, whichever is greater.
- Lot sizes and setbacks internal to the development’s boundaries may be reduced from what is required by the underlying zoning district in exchanges for a community that is designed as a cohesive whole and maintained in shared stewardship by residents.

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.



The site (indicated by red star above) is located along the north side of Old Belmeade Drive, east of Belmeade Drive, and west of San Gabriel Avenue. The site is undeveloped and is surrounded by rural single-family as well as wooded parcels that are part of the US Nation Whitewater Center facility. There is a single-family subdivision to the northeast and a school located to the south of Belmeade Drive.



View of the site looking north from Old Belmeade Drive. The site is undeveloped.



View of the US National Whitewater Center facility entrance located to the south of the site across Belmeade Drive. The site is abutting several parcels owned by the US National Whitewater Center.



View of Whitewater Academy and Whitewater Middle schools located to the south of the site across Belmeade Drive.



View of rural single-family along Belmeade Drive typical of housing in the area.



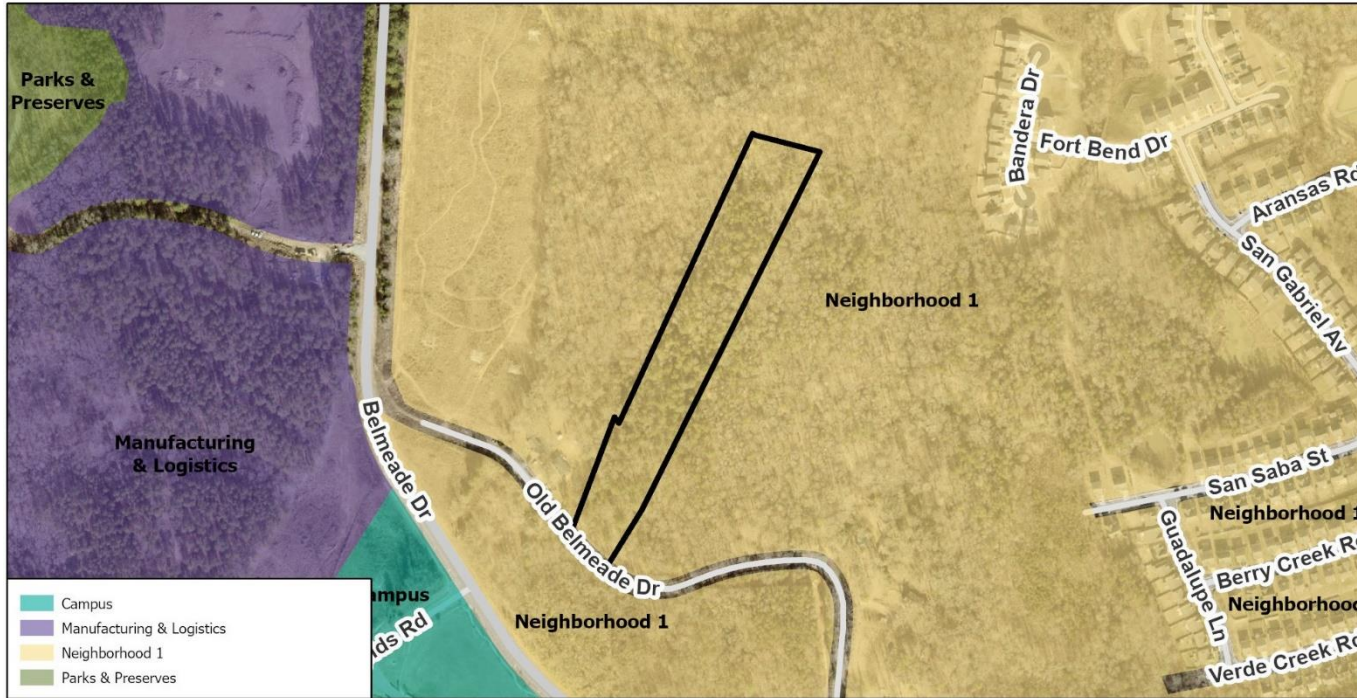
View of houses along Verde Creek Road in a single-family subdivision located to the northeast of the site.

• **Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 5 years.

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Old Belmeade Drive, a privately maintained street, north of Belmeade Drive, a State-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning: N1-A

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

Entitlement: 220 trips per day (based on 19 dwelling units).

Proposed Zoning: N1-A CCO. Undetermined (trip generation determined during permitting process for conventional rezonings).

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - Whitewater Academy 113%
 - Whitewater Middle 83%
 - West Mecklenburg High 80%.

- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Old Belmeade Dr. Sanitary sewer is not accessible from the site. The closest sewer gravity main is approximately 300 feet north of the rezoning boundary. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
 - **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 comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818