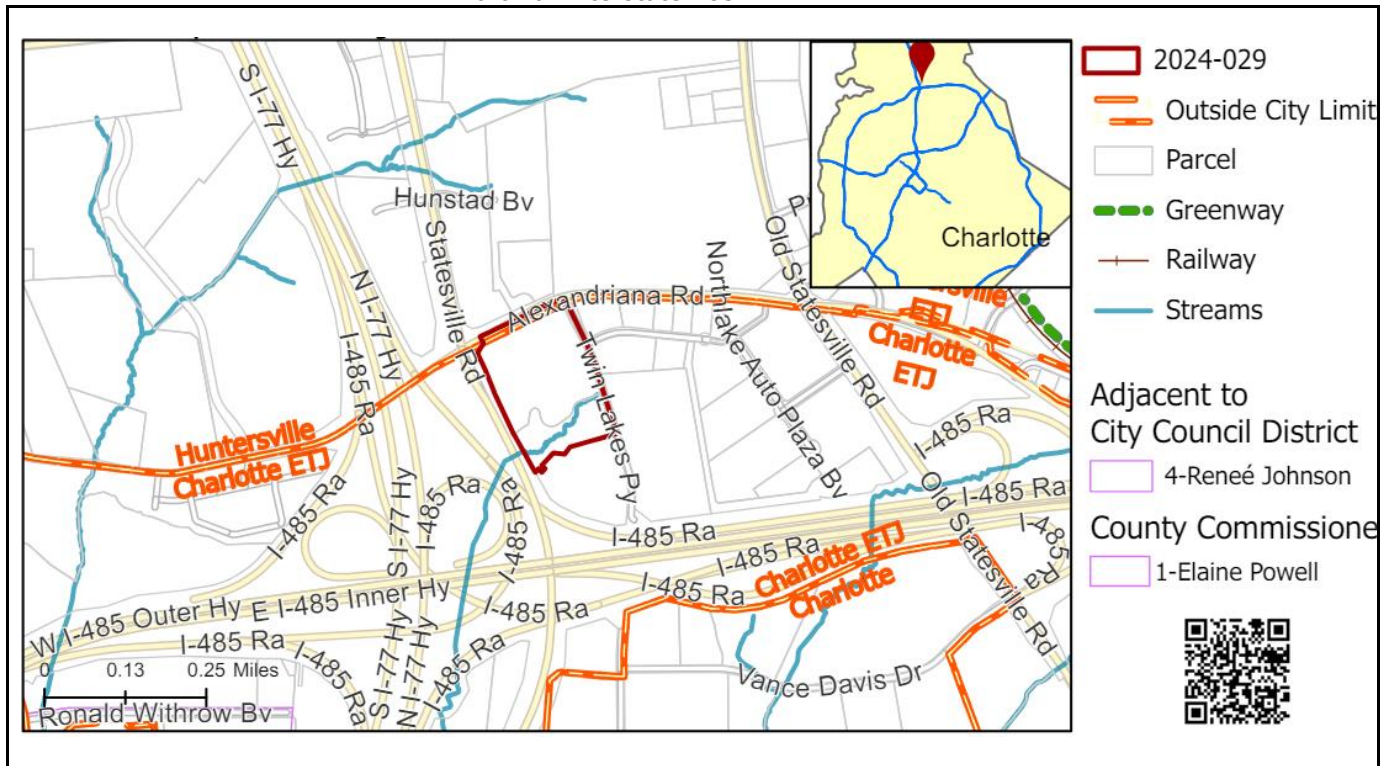


**REQUEST**

Current Zoning: OFC (office flex campus)  
 Proposed Zoning: IMU(CD) (innovation mixed use, conditional)

**LOCATION**

Approximately 19.81 acres located on the south side of Alexandriana Road, east side of Statesville Road, and west of Twin Lakes Parkway, north of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes a development of up to 350 multi-family stacked dwelling units together with accessory uses as allowed by right and under prescribed conditions in the IMU zoning district on heavily wooded vacant land.

**PROPERTY OWNER**

SDG Charlotte, LLC

**PETITIONER**

Embrey Development Company

**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: 0

**STAFF RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Manufacturing and Logistics.

Rationale for Recommendation

- The proposed Place Type is characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment. The property is vacant, and the pedestrian-oriented environment is currently deficient.

For consideration of IMU, a mix of uses should be present either on-site or within walking distance with a sound pedestrian network.

- The Innovation Mixed-Use Zoning District is intended to accommodate those areas that have typically developed as industrial areas but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and moderate density residential uses, within a more walkable environment. The proposed use, consisting of 350 multi-stacked units, is inconsistent with the intent of the IMU zoning district.
- Although multi-family is an allowable use within the IMU Place type, the intent behind establishing IMU was for the adaptive reuse and further advancement of employment uses within aging manufacturing areas to take precedent, and residential should be an ancillary and supportive use.
- The subject property would not be well served by adjacencies and lacks access to supportive uses for potential residents. The surrounding uses are characterized by manufacturing, warehouse buildings, auto sales and repair with limited restaurants, retail, and personal services. Many parcels in the vicinity were recently rezoned to accommodate manufacturing and logistic type uses.
- Access to Essential Amenities, Goods & Services is a high priority need in this area according to the EGF Community Reports. The petition proposes a 100% multi-family residential land use that does not promote access to amenities, goods, and services.
- The subject property is in an area determined to have high priority need for better access to employment opportunities. The petition proposes a residential land use and does not promote additional access to employment opportunities.
- The site is served by CATS bus routes 99 and 98.
- The site is near Blythe Elementary, JM Alexander Middle School, and North Mecklenburg High.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from manufacturing & Logistics to Innovation Mixed Use Place Type for the site.

## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 350 multi-family stacked dwelling units.
- Provides access to the site via Twin Lakes Parkway.
- Dedicates 50-feet of right-of-way from the Alexandriana and Statesville Road centerlines and 31.5-feet of right-of-way from the Twin Lakes Parkway centerline.
- Provides an 8-foot planting strip and a 12-foot multi-use path along Alexandrina Road and Statesville Road.
- Provides an 8-foot planting strip and an 8-foot sidewalk along Twin Lake Parkway.
- Provides an 8-foot sidewalk extension from the site along Alexandriana Road to North Lake Auto Plaza Boulevard within the existing right-of-way IF right-of-way is available.
- Provides a bus pad along Alexandriana Road and Statesville Road.



• Existing Zoning



- The site is zoned Office Flex Campus. The surrounding land uses include several auto dealerships, two schools, warehousing, commercial and retail uses. This site is at the northern boundary of Charlotte’s jurisdiction adjacent to Huntersville. Most of the property on the opposite frontage of Alexandrina Road is zoned Corporate Business, a similar designation to Charlotte’s ML or IMU. Neighborhood Residential borders the site across from the Twin Lakes/Alexandrina intersection where the Striker’s Soccer Complex and North Mecklenburg High School are located.

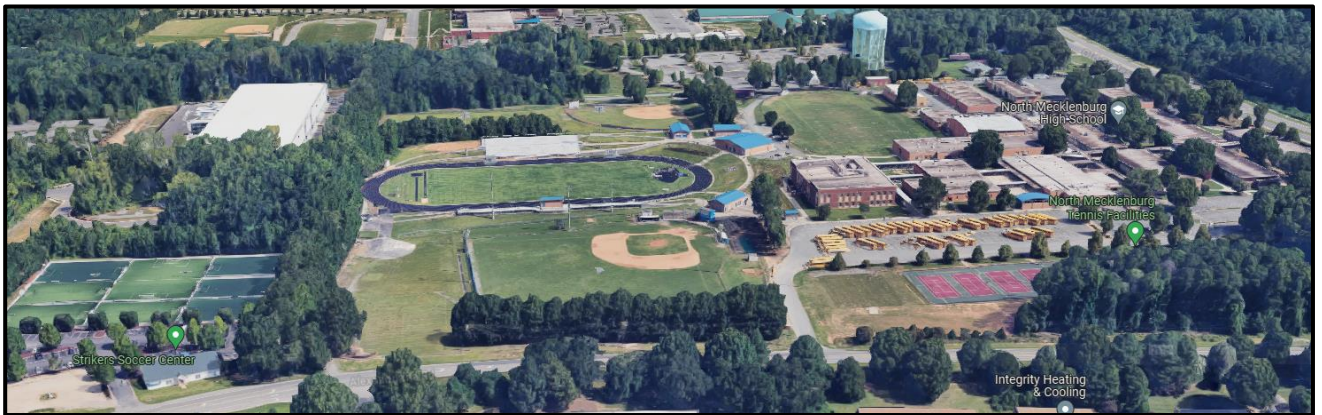


The subject property is denoted with a red star.





The property to the south along Twin Lakes Parkway is developed with a Tesla auto dealership.



The property to the north and northwest of the site along Alexandrina Road is a Strikers Soccer Center and North Mecklenburg High in Huntersville.



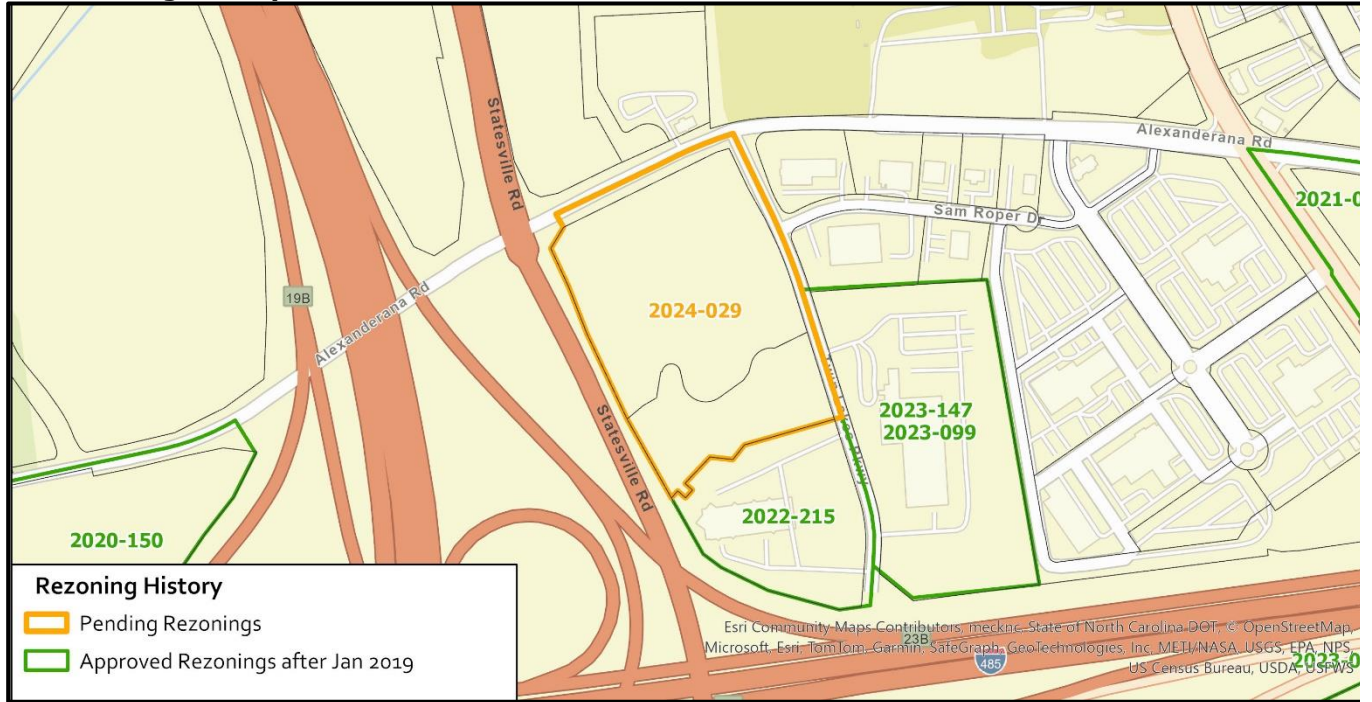
The property to the west along Sam Roper Drive is developed with office, warehouse, and commercial uses.





The property is bordered by Statesville Road and the Interstate 77 and Interstate 485 interchange to the west.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-150	Rezoned 20.2 acres from R-3 and BP to R-17MF(CD) to allow up to 312 multi-family dwelling units.	Approved
2021-026	Rezoned 15.2 acres from R-4 to I-1(CD) to allow up to 3 automobile sales and service centers.	Approved
2022-215	Rezoned 8.6 acres from BP to I-1(CD) to allow development of up to 65,000 square feet gross floor area of auto sales, auto repair, and office uses.	Approved
2023-099	Rezoned 64 acres from OFC to ML-1 to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district. (3 different parcels)	Approved
2023-147	Rezoned 17.31 acres from ML-1 to ML-1(CD) to allow for the development of Vehicle Repair Facility: Major, Vehicle Repair Facility: Minor, Vehicle Dealership: Outdoor, Car Wash (not open to the public) Warehouse and Distribution Center, Wholesale Goods Establishment Office, and all other commercial and industrial uses as permitted by right and under prescribed conditions as allowed in the ML-1 zoning district.	Approved



• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Alexandriana Road, a State-maintained minor arterial, and Statesville Road, a State-maintained major 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. Based on the 1,623 daily trips, the petitioner will be required to satisfy Tier 3 Multimodal and Transportation Demand Management (TDM) assessments. Site plan and/or conditional notes are needed to label the dimensions for the curb and gutter in the future location(s). Site plan and/or conditional notes commit to dedicating right of way per UDO, streetscape improvements, and updating conditional notes. Further details are listed below.
- **Active Projects:**
  - TIP - Statesville Rd (US 21)
    - Project Limits: W. W.T. Harris Blvd. (US 24) to Hambright Road.
    - TIP Number: U-6069(?)
    - Advanced Project Description: Widen from 2 lanes to 4 lanes, with median and multi-use path.
    - ROW Year: Undetermined
    - Construction Year: Undetermined
- **Transportation Considerations**
  - See Outstanding Issues, Note 1
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 2,103 trips per day (based on 198,100 square feet of office).
  - Proposed Zoning: 1,623 trips per day (based on 350 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:** No outstanding issues.

- **Charlotte-Mecklenburg Schools:** This development may add 42 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:
    - Blythe Elementary from 102% to 103%.
    - JM Alexander Middle remains at 92%.
    - North Mecklenburg High remains at 107%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Statesville Road and an existing 12-inch water distribution main along Twin Lakes Parkway. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 02506206. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See Outstanding Issues, Note 2
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 3

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Transportation

1. Site plan shows dimensions but still needs to label the centerline to curb dimension along Alexandriana Rd as "Centerline to future curb location".

##### Environment

2. MCPR requests a minimum of 1.0 acres to be dedicated and conveyed to Mecklenburg County for a future neighborhood park. This requested park land shall be adjacent to a public right-of-way for access.
3. Provide tree survey.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225