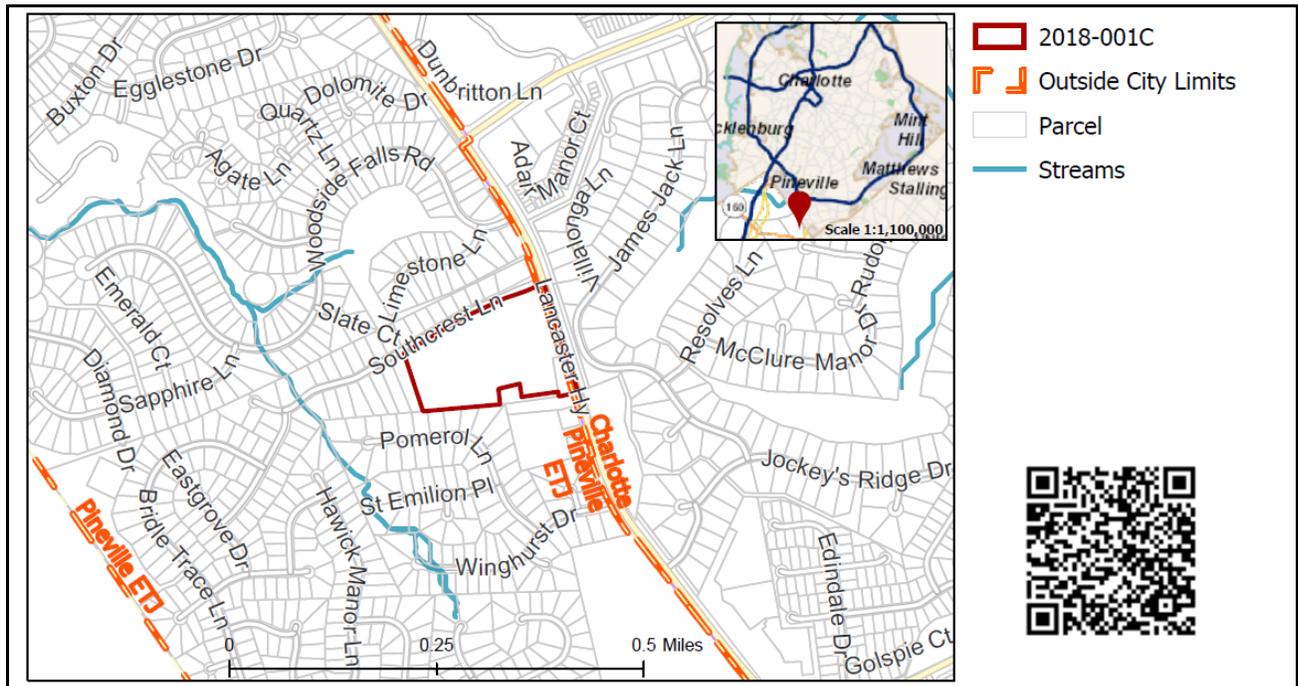


REQUEST Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights.

LOCATION Approximately 12 acres located on the west side of Lancaster Highway, south of Southcrest Lane.
(District 6 – Bill James)



SUMMARY OF PETITION The petition proposes the redevelopment of a large single family residential property, containing one single family home, with a multi-family attached development with up to 110 units.

PROPERTY OWNER Shirley Smith & Janet Smity King; Mary Leggete, Virginia Griffin & Eddie Weathers

PETITIONER Northwood Ravin Development

AGENT/REPRESENTATIVE Collin Brown and Bailey Patrick, Jr., K&L Gates LLP

COMMUNITY MEETING Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 20.

STAFF RECOMMENDATION Staff recommends approval of this petition.

Plan Consistency
The property is within a portion of the unincorporated area of Mecklenburg County and was previously designated as in the Sphere of Influence of the Town of Pineville. However, Pineville has not accepted extraterritorial zoning jurisdiction for the property. Therefore, no adopted plans specifically addressing future land use recommendations exist. The petition is inconsistent with the adjacent single family detached residential uses; however, the proposed density is consistent with other attached residential projects in the area.

Rationale for Recommendation

- The proposed density of 9.16 dwelling units per acre is consistent with other nearby townhome developments along Lancaster Highway.
- The proposal will introduce additional housing options to the area.
- The layout of the development includes alley loaded units facing the public streets, a linear landscaped amenity area between Lancaster Highway and the units fronting the highway, and a private amenity area, which results in a walkable development with outdoor amenities.
- The development provides a 40-foot setback measured from the existing back-of-curb along Southcrest Lane that is consistent with single family detached homes along the street.
- The proposed building scale and 40-foot maximum height for the units along Southcrest Lane blends with the detached single family homes along the street.
- The development commits to buffers adjacent to single family homes that are consistent with the requirement for traditional multifamily development.
- The proposal commits to a number of architectural standards related to building materials, blank walls, raised entrances, and recessed garage doors that ensure building design compatible with surrounding single family homes.

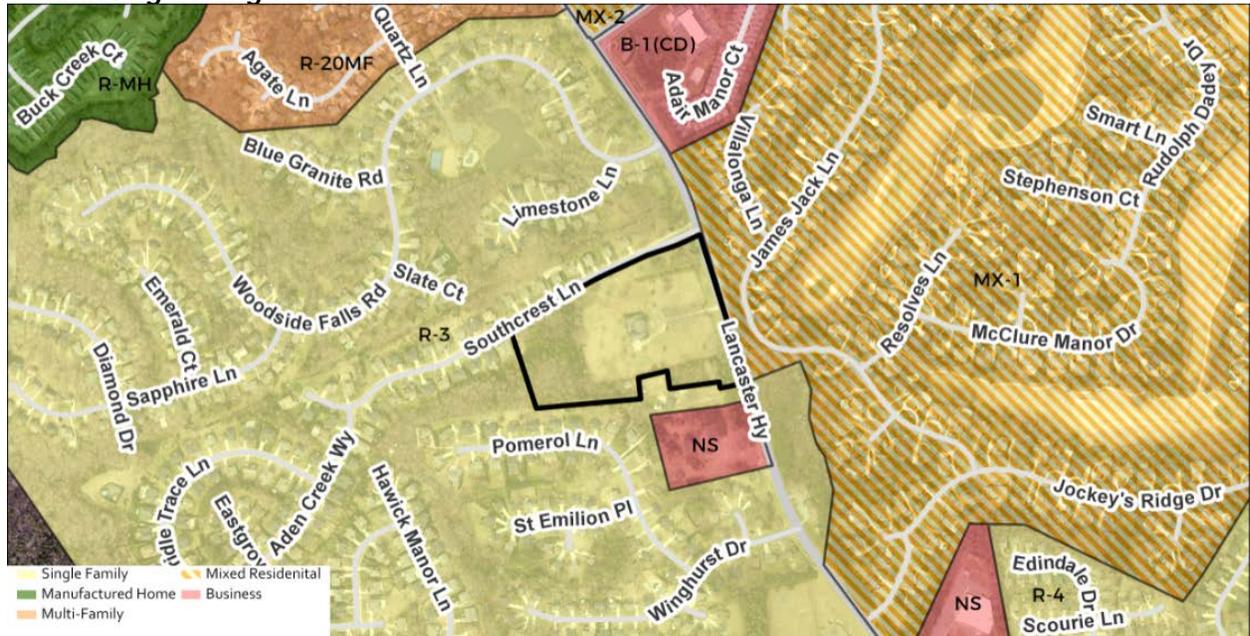
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows multi-family attached development with up to 110 units for a density of 9.16 units per acre.
- Limits the maximum building height along Southcrest Lane to 40 feet and 2.5 stories and to 50 feet throughout the remainder of the site.
- ~~Specifies that each unit may include a two-car garage and~~ Commits to the provision of at least 15 visitor parking spaces on the site.
- Provides a 40-foot setback from the back of the existing curb along Southcrest Lane and 49 feet from the back of the proposed curb along Lancaster Highway.
- Provides a minimum 37.5 foot Class C buffer and ~~four-six-foot~~ tall fence along the southern and western property lines as depicted on the site plan. No buffer is required by the Ordinance for the proposed Zoning District.
- Provides a linear landscape amenity, **measured 20 feet from right-of-way to the face of the porches**, between Lancaster Highway and the units fronting the road, to include seating areas, specialty landscaping and hardscape elements. **Specifies that along Lancaster Highway, outside of the landscape amenity area, a 48-inch ornamental fence with shrubs planted 25 per 100 linear feet and trees planted at five per 100 linear feet will be provided.**
- Provides a minimum 20,000 square foot private amenity area which may include but is not limited to a clubhouse, pool, playground, dog park, fenced garden and/or picnic area.
- Commits to the installation of an eight-foot planting strip and six-foot sidewalk along Southcrest Lane and Lancaster Highway. Commits to internal sidewalk connections that will be a minimum of five-feet in width.
- Provides the following architectural standards:
 - Specifies the allowed building materials and prohibits the use of vinyl except for windows, soffits, and railings.
 - Stipulates that all units facing Southcrest Lane will be rear loaded.
 - Each building will not contain more than three units, with the exception of one building at the corner of Southcrest Lane and Lancaster Highway which is limited to four units.
 - Specifies that pitched roofs if provided will be symmetrically sloped.
 - Limits the expanse of blank walls on all building levels through the use of doors, windows, awnings, change of materials, articulation, change of plane and other architectural design elements.
 - Specifies all corner/end units that face a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions.
 - Requires garage doors to be setback at least 12 inches from the front wall plane and requires additional architectural treatments such as translucent windows or projecting elements of the garage door.

• Existing Zoning and Land Use



The majority of the surrounding property is developed with single family detached homes, there are multi-family and single family attached developments in the immediate area and a few retail and office developments to the north and south along Lancaster Highway.



The subject property is zoned R-3 and developed with a single family home.



Properties to the north and west, along Southcrest Lane are developed as a single family neighborhood.

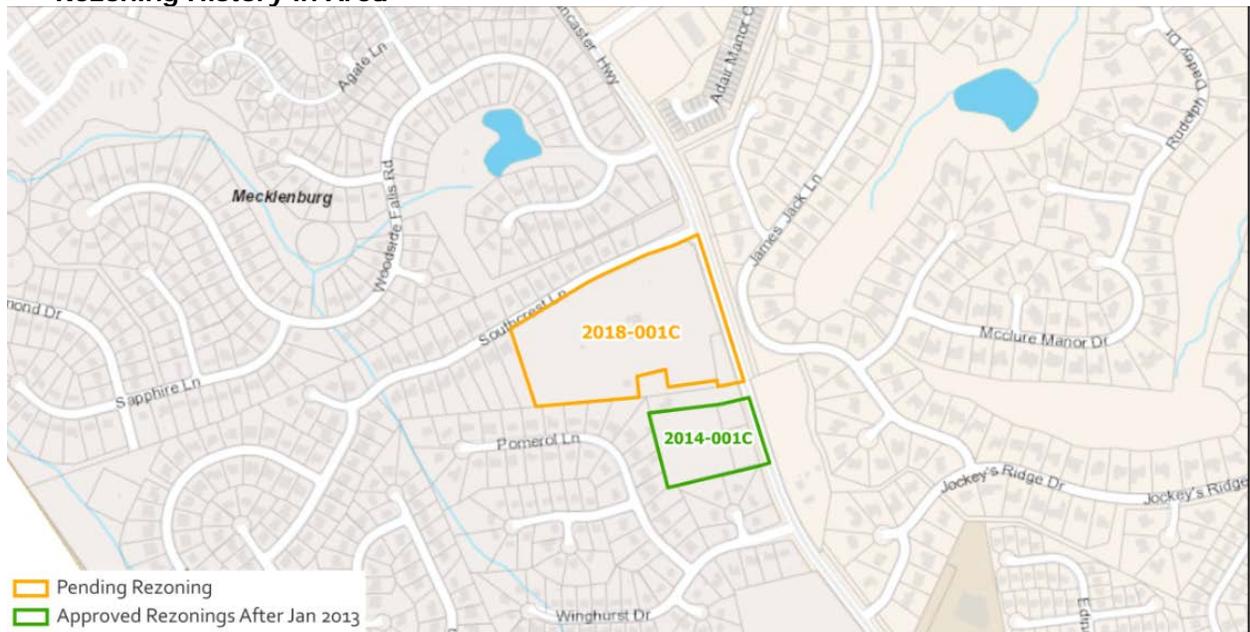


Properties to the south along Pomerol Lane are developed as a single family neighborhood.



Properties to the east, across Lancaster Highway, in the Ballantyne Country Club, are developed as a single family neighborhood.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-001C	Rezoned 3.78 acres to NS (neighborhood services) to allow a mixture of office and residential uses consisting of 10,000 square feet of office and 24 multi-family residential units.	Approved

• **Public Plans and Policies**



- The subject property is located within a portion of unincorporated Mecklenburg County designated as the Sphere of Influence of the Town of Pineville. To date, the Town of Pineville has not accepted jurisdiction over the property. There is no adopted plan that specifically addresses this site. The existing zoning for the site is for three dwelling units per acre.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located at the intersection of a major thoroughfare and local road. The petitioner has committed to pedestrian improvements in the form of sidewalks around the site frontage.
- See Outstanding Issues, Notes 6 and 7.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 10 trips per day (based on one single family dwelling).
 Entitlement: 410 trips per day (based on 36 single family dwellings).
 Proposed Zoning: 700 trips per day (based on 110 townhome dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 19 students to schools in this area.
 - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Pineville Elementary from 105% to 106%
 - Community House Middle from 147% to 148% (This data is for 17-18 school year. CMS' memo indicated that in the 18-19 school year the assignment would change to Quail Hallow)
 - South Mecklenburg High would remain at 125%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water transmission main located along Lancaster Highway. Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review. The applicant should contact Charlotte Water's New Services Department for information.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.

- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES

Site and Building Design

1. Provide a note committing to a minimum width or area for the proposed linear landscape amenity on the Lancaster Highway frontage. **Addressed.**
2. Amend the setbacks on the site plan to reflect a setback measured from the existing/future back-of-curb along Southerest Lane and a setback measured at least 25 feet from the future back-of-curb along Lancaster Highway. **Addressed.**
3. Adjust the location of the northern-most and southern-most buildings, perpendicular to Lancaster Highway, so that the side setback matches the front setback of the other units along Lancaster Highway. **Addressed**
4. Indicate sidewalk connectivity from the units along Southerest Lane to the public sidewalk along the street. **Addressed**
5. Extend the sidewalk on the southern side of private street two out to the public sidewalk along Lancaster Highway and extend the sidewalk on the northern side of private street three out to the public sidewalk along Lancaster Highway. **Addressed**

Transportation

6. Show and label the future back-of-curb along Lancaster Highway at 41 feet from the centerline of the road and show the future right-of-way along Lancaster Highway at 57 feet from the centerline of the road. **Addressed**
7. Revise the site plan and conditional notes to show a six-foot sidewalk on Lancaster Highway with the back-of-sidewalk located 55 feet from the centerline of the road. **Addressed**

REQUESTED TECHNICAL REVISIONS

Site and Building Design

8. Add "with five year vested rights" to the proposed zoning in the Site Development Data. **Addressed**
9. Increase the height of the proposed buffer fence to six feet to match buffer standards. **Addressed**
10. Amend the following language in note 5.a) "This proposed fence may be located within one (1) foot of the property line" to read "This proposed fence will be located along the property line." **Addressed**
11. Remove the last sentence of note 2 that reads "While the total number of multi-family units shall not exceed 110 units" because the total number of units allowed is stated at the beginning of the note. **Addressed**
12. Clarify note 4.j) under Architectural Standards related to how many units will have garages and amend the note to eliminate detached single family residential dwelling unit as the proposal does not include this use. **Addressed; the petitioner removed the note in entirety.**
13. Provide a detail of the proposed "landscaping, screening and/or decorative fencing" referenced in note 5.b) along the remainder of the Lancaster Highway frontage. **Addressed**
14. Replace "which may include" with "to include features such as" in note 5.c) under Screening, Landscaping, Amenity Arcas and Lighting. **Addressed**
15. Remove the monument sign indicated at Private Street 3 and Lancaster Highway; signage will be permitted separately and as allowed by the Ordinance. **Addressed**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing staff analysis
- Post hearing staff analysis
- Department Comments
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Historic Landmarks Review
 - Charlotte-Mecklenburg Police Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review