

Mecklenburg Board of County Commissioners

Rezoning Public Hearing



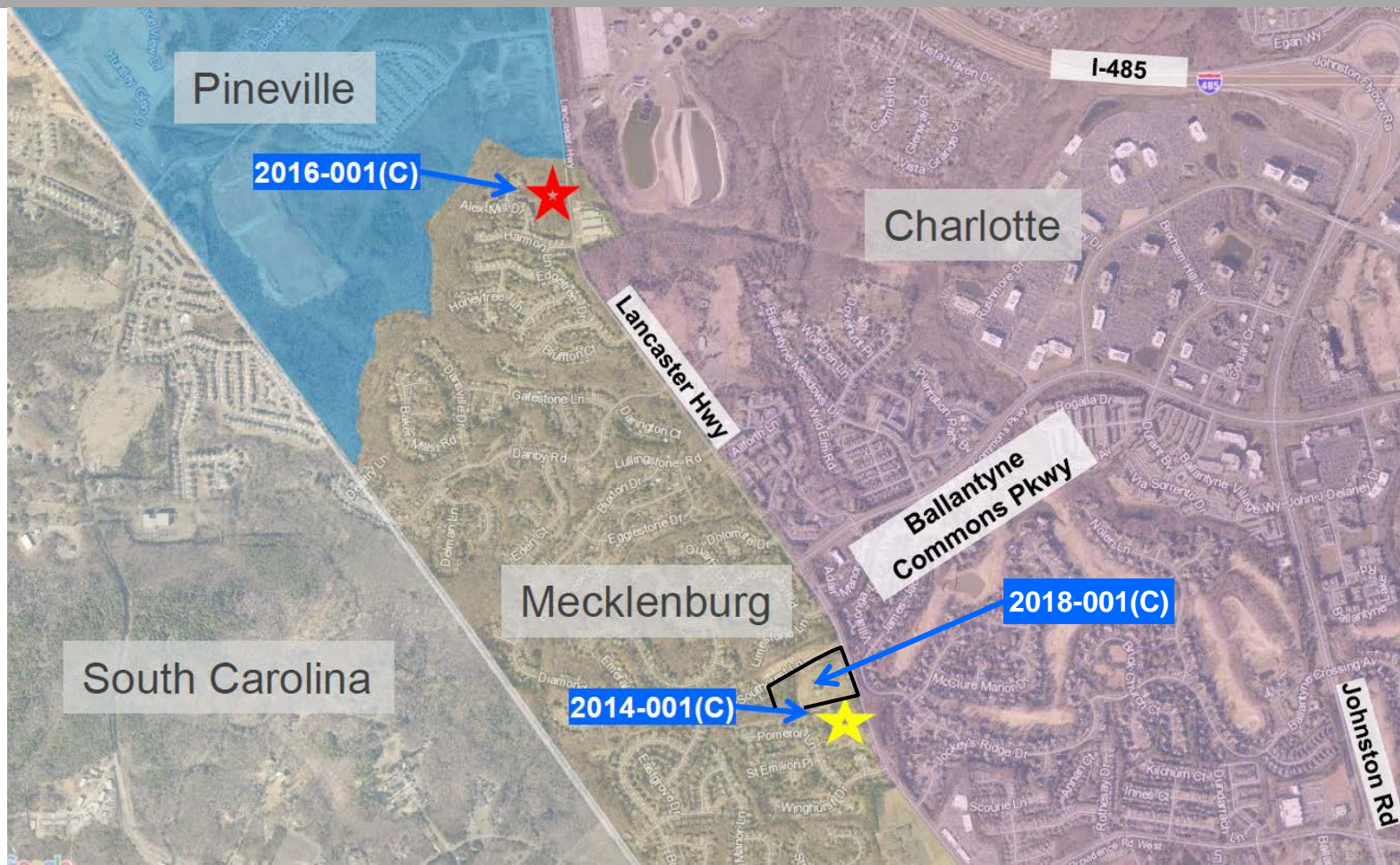
September 18, 2018 • 6:30PM



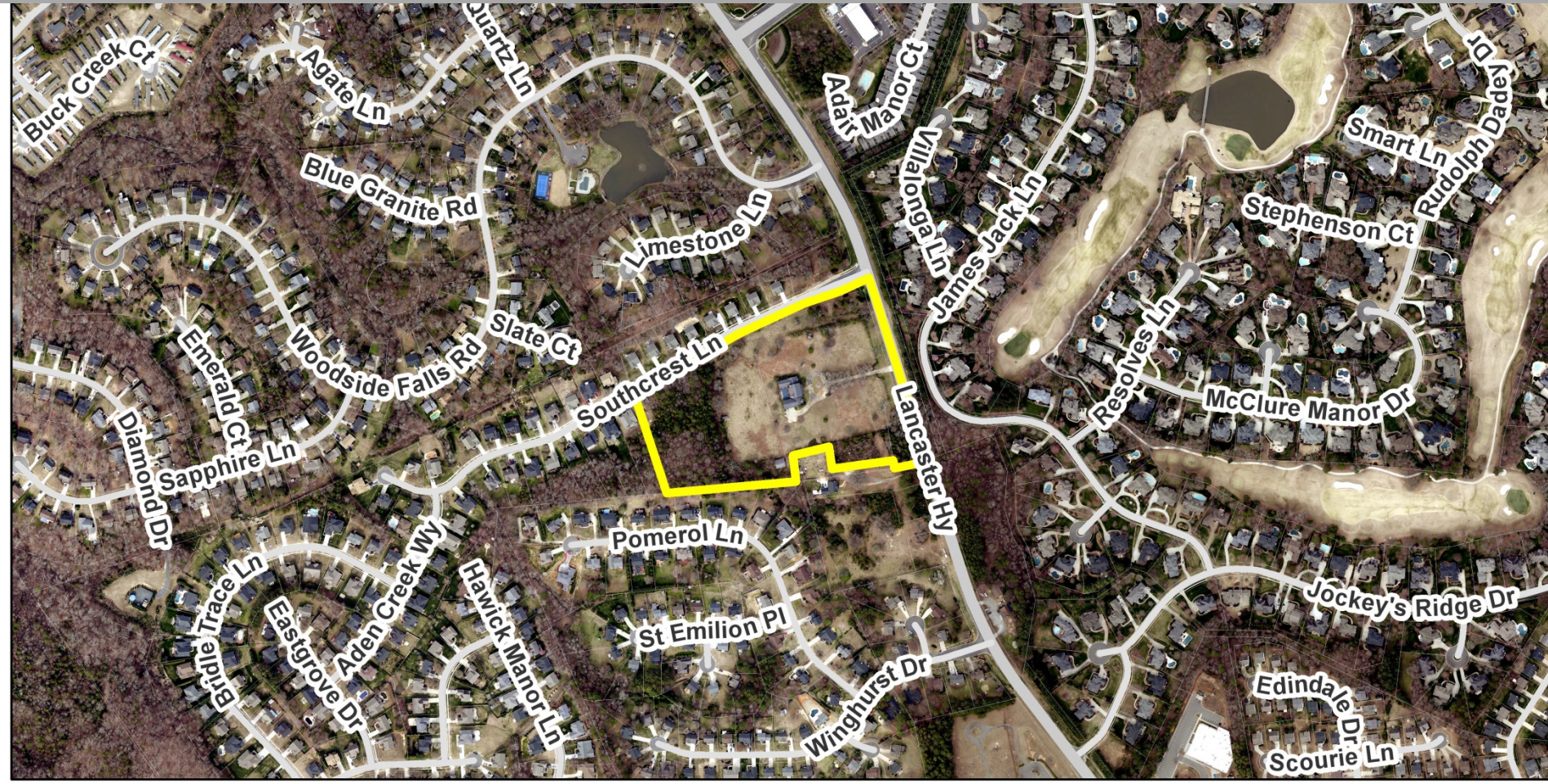
2018-001(C) Rezoning Process

- The annexation agreement between the City of Charlotte and the Town of Pineville expired in August 2014.
- Zoning authority lies with Mecklenburg County Board of County Commissioners and rezoning petitions in this area must be heard and decided on by the Commissioners.
- Charlotte Planning Design and Development (formally Charlotte-Mecklenburg Planning Department) professional planning staff serving the City of Charlotte and unincorporated portions of Mecklenburg County.
- Mecklenburg County Zoning Ordinance (2001) provides the zoning standards for development and process for rezoning.
- Public Hearing: planning staff presentation, opportunity for those in favor and in opposition to rezoning petition to speak to the Commissioners, opportunity for Commissioners to discuss the rezoning.
- Zoning Committee Recommendation: Zoning Committee of the Planning Commission holds a work session to discuss rezoning petitions and make a recommendation to the County Commissioners.
- Zoning Decision: County Commissioners make a decision on the rezoning petition.

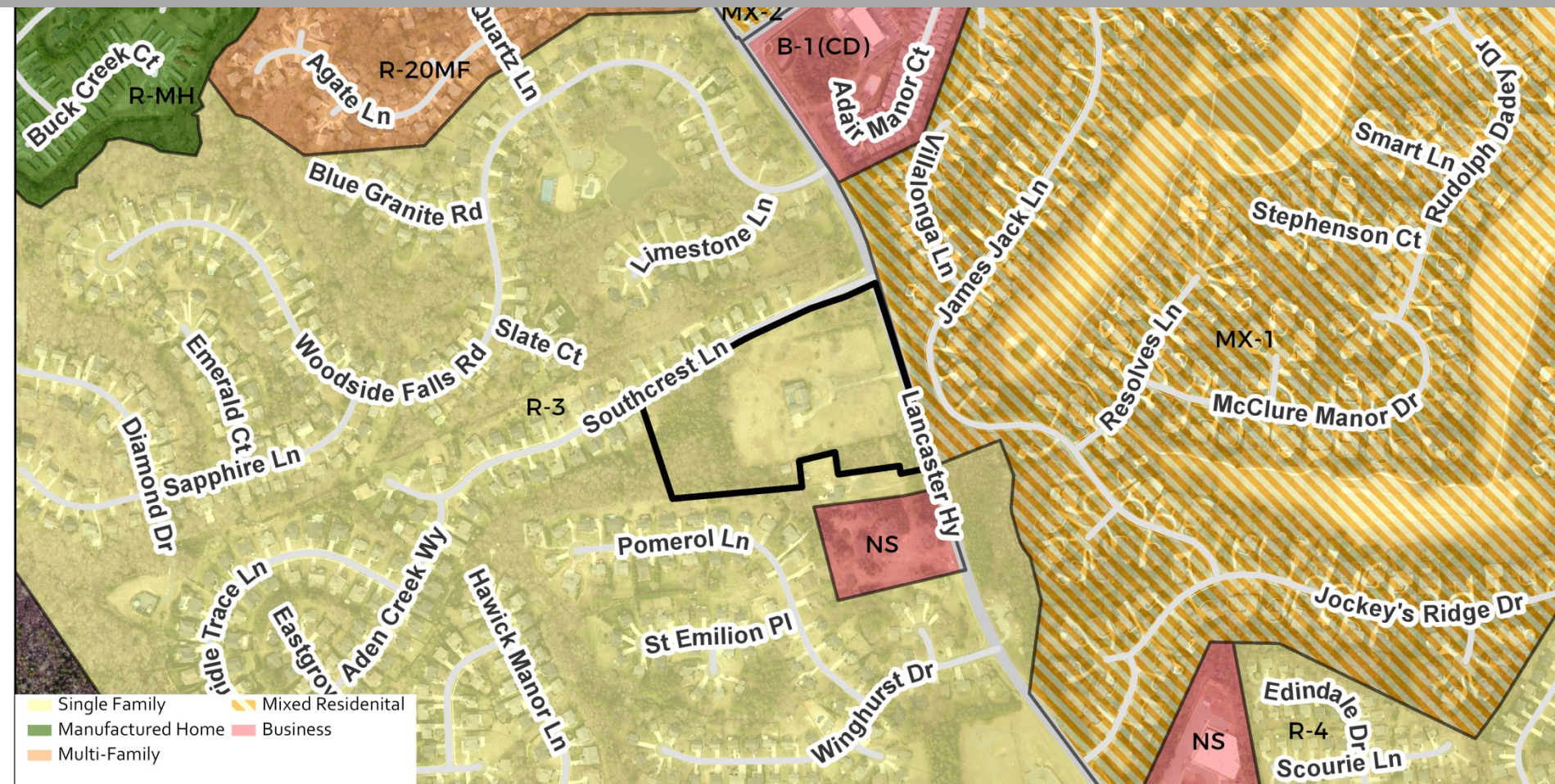
2018-001(C) Jurisdictions



2018-001(C) Site & Context



2018-001(C) Existing Zoning



2018-001(C) Proposal

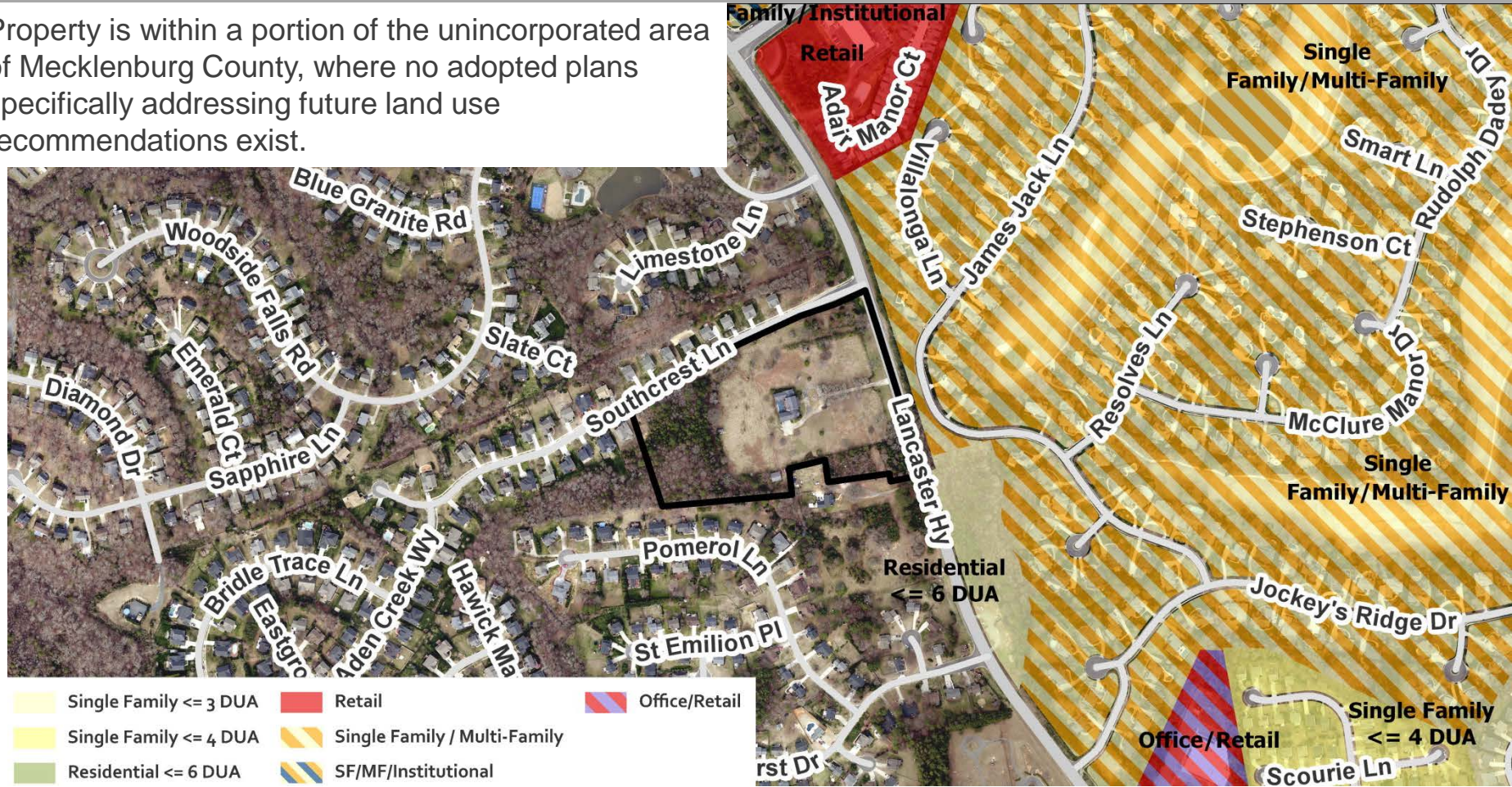
Petition Summary:

- Multi-family attached development with up to 110 units for a density of 9.16 units per acre.
- Maximum building height along Southcrest Ln. is 40 ft and 2.5 stories. Maximum height of 50 ft on remainder of site
- Buildings fronting Southcrest Ln. are limited to 3 units per building except a 4 unit building at the corner of Southcrest Ln. and Lancaster Hwy.
- Commits to at least 15 visitor parking spaces on the site.
- Minimum 37.5-ft Class C buffer and 4-ft tall fence along southern and western property lines.
- Linear landscape amenity between Lancaster Hwy and units fronting the road, to include seating areas, specialty landscaping and hardscape elements.
- Minimum 20,000 sqft private amenity area which may include but is not limited to a clubhouse, pool, playground, dog park, fenced garden and/or picnic area.
- Installs 8-ft planting strip and 6-ft sidewalk along Southcrest Ln. and Lancaster Hwy. Commits to internal sidewalk connections with a minimum width of 5 ft.
- Provides architectural standards related to exterior building materials, unit orientation, pitched roofs, blank walls, end units with porches and stoops, and additional setbacks and architectural elements for garage doors.



2018-001(C) Plan Consistency

Property is within a portion of the unincorporated area of Mecklenburg County, where no adopted plans specifically addressing future land use recommendations exist.



2018-001(C) Staff Recommendation

The following issues are outstanding :

- Site and building design related to the amenity area, sidewalk connectivity and setbacks.
- Transportation related to the location of the back of curb and sidewalk along Lancaster Highway.

Staff recommends approval of this petition because:

The petition is inconsistent with the adjacent single family detached residential uses; however, the proposed density is consistent with other single family attached residential projects in the area.

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- Proposed density of 9.16 dwelling units per acre is consistent with other nearby townhome developments along Lancaster Highway.
 - Proposal introduces additional housing options to the area.
 - Development includes alley loaded units facing public streets, a linear landscaped amenity area along Lancaster Highway and a private amenity area within the development, resulting in a walkable development with outdoor amenities.
 - Development provides a 40-foot setback along Southcrest Lane consistent with single family homes along the street.
 - The building scale and 40-foot maximum height for units along Southcrest Lane blends with single family homes along the street.
 - Proposal commits to buffers adjacent to single family homes that are consistent with requirements for traditional multifamily development.
 - 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.