

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-007

Property Owner: Citiline Resortline Properties of the Carolina, LLC and Hill Properties, Inc.

Petitioner: Citiline Resortline Properties of the Carolinas, LLC

Location: Approximately 1.18 acres located on the south side of E. 10th Street between Seigle Avenue and Jackson Avenue

Center, Corridor, or Wedge: Corridor

Request: R-5, single family residential and B-2, general business to MUDD(CD) mixed use development district, conditional

Note: Petitioner is requesting an INDEFINITE DEFERRAL of this petition.

Summary

This petition proposes to develop up to 100 multi-family units for sale with an overall density of 84.7 units per acre. The current zoning would allow approximately 6 single-family homes.

Consistency and Conclusion

The proposed request is inconsistent with the *Central District Plan*. In addition, there are significant outstanding site plan issues. For these reasons, staff is recommending denial of this petition.

Existing Zoning and Land Use

The properties across E. 10th Street are zoned MUDD (CD) and B-2 with multi-family and school uses. The properties to the west and east are zoned B-2 and are developed as the Seigle Avenue Presbyterian Church and single-family residential. The properties to the south are zoned R-5 and are developed for residential purposes; are vacant; or are part of the Seigle Avenue Presbyterian Church.

Rezoning History in Area

In 2003, three rezonings occurred in the immediate area surrounding the petitioned site. Petition 2003-111 established the Central Avenue PED. Petition 2003-125 for the Charlotte Housing Authority rezoned 23 acres to UR-2 for the redevelopment of the Piedmont Courts area. Petition 2003-127 rezoned 6.41 acres as a part of the Hope VI grant to redevelop Piedmont Courts Housing Development with affordable housing opportunities. The site plan associated with the latter petition was amended by 2007-05 to allow an increase in the FAR from 1.5 to 2.0.

Public Plans and Policies

The *Central District Plan (January 1993)* recommends single-family land uses at this location at a density of 5 dwelling units per acre. A higher density development could be considered, however the density proposed, 100 units is inappropriate to abut single family. The height of the proposed development is also significantly taller than could be acceptable.

Proposed Request Details

The site plan accompanying this petition indicates a maximum of 100 for sale multi-family residential units with parking underneath. The maximum building height is limited to 70-feet and parking will be provided at the rate of one (1) space per unit. Wall pak lighting will not be permitted and all other outdoor lighting will be shielded and internally directed. An elevated courtyard is located to the rear of the site.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 670 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Storm Water. Storm Water Services is requesting their normal provisions to address storm water quality and peak/volume controls. (See attached memo.)

School Information. The development allowed under existing zoning will not generate students, while the development allowed under the proposed zoning will generate 4 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero.

Outstanding Issues

Land Use. The proposed use is inconsistent with the adopted plans and not appropriate for approval.

Site plan. The following site plan issues are outstanding:

- Remove the ordinance information on the site plan for the B-1 and B-2 zoning. This is not needed on the approved plan.
- The proposed building height should be reduced from 70-feet to 40-feet.
- The site plan should show the trees that will be saved by the meandering sidewalk.
- Remove note #3 under MUDD Options about the existing uses remaining until the project is constructed. This goes without saying.
- A cross section of the site should be provided.
- The site plan should show the finished grades, building height and the finished grade of the adjacent properties.
- A minimum 10% tree save area should be provided. The location should be shown on the plan and the % noted in the development standards.
- All existing trees should be shown on the plan.
- The plan should indicate how storm water detention and water quality will be treated and where.
- Building elevations should be provided. The building should have a “brownstone” appearance.
- The courtyard amenities should be listed.
- The site plan shows an 8-foot **planting** strip and a 6-foot **planting** strip on 10th Street. The 6-foot planting strip should be changed to an 8-foot sidewalk.
- The 14-foot building line on 10th street should be increased to 24 feet from the back of curb and include the following: 8 foot planted strip; 8 foot sidewalk; and 8 foot planting strip.
- The beginning rear yard should be 20 feet. Then the rear yard should be increase by 10 feet for every foot the building is over 40 feet in height.
- Conceptual elevations/sections to illustrate height transitions, building massing, materials and aesthetics should be provided.
- Labels that call out clear glass windows and doors should be shown on the site plan.
- The tree save area and trash/dumpster location should be indicated on site plan
- Ped-scale lighting should be provided.