

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: MUDD-O, mixed-use development, optional
LOCATION	Approximately 40.66 acres located at the intersection of West Boulevard and Brooksvale Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to develop up to 460 multi-family residential units, an on-site management office, a child development center, a community center and a public school facility.
Property Owner	City of Charlotte Housing Authority
Petitioner	City of Charlotte Housing Authority
Agent/Representative	Neighboring Concepts
Community Meeting	Meeting is required and has been held. Report available online

ZONING COMMITTEE ACTION

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

1. The maximum number of children for the proposed childcare center has been limited to 225.
2. The areas reserved to fulfill Stormwater Post Construction BMPs have been labeled as "possible locations".
3. The hardscape open space area in Block 11 will be a minimum of 10 feet in width.
4. The request to specify the number of parking spaces to be provided in Block 11 has been removed.
5. A note has been added that roof pitches will be varied.
6. A note has been added that building frontages will be oriented to face toward the public streets.
7. A note has been added that no outdoor play will be permitted after sundown at the child development center.
8. The proposed apartment management office has been listed on Sheet RZ-1 and is limited to a maximum of 2,600 square feet.
9. The square footage for the child development center is listed on Sheets RZ-1 and RZ-2 as a maximum of 20,000 square feet.
10. Note M3 has been added stating that the petitioner understands that Mecklenburg County Park and Recreation (MCPR) will maintain the proposed greenway/park connector easement and at least 5 feet on either side of the trail.
11. Note B3-c has been amended to state that the petitioner reserves the right to alter the block dwelling unit maximum (as listed for each block on sheet RZ-1), provided the total number of dwelling units for the entire development does not exceed 460 total units and the petitioner secures the written approval of the Planning Director of Charlotte-Mecklenburg Planning.
12. An optional request has been added to allow parking at one space per 600 square feet for the child development center.
13. The petitioner is providing an 8-foot planting strip and 8-foot sidewalk along West Boulevard, except at intersection with Billy Graham Parkway, where a 6-8 foot sidewalk and a 0-4-foot planting strip is proposed as an optional request. This reduction will allow adequate room for the left turn lane at West Boulevard and Billy Graham to be constructed.
14. Added note that design elements will include a variety of building offsets, breaks in the roof lines and a variety of building materials to create a variation in architectural appearance. Note D4 has been

amended to state that all screening of off-street parking areas abutting the greenway easement will be a minimum of two feet high but shall remain at such height so that visibility to greenway trail areas from adjacent areas will remain unimpeded.

15. Added a note that the signage optional request is only applicable if Ruckus House Learning Centers becomes the operator of the child development center. Otherwise, signage will be permitted in accordance with applicable zoning standards.

16. Reconfigured street network to eliminate the need for mid-block crossings. Note M1 states that the petitioner will construct a greenway trail facility as indicated on the site plan, to MCPR standards. The site plan does not include the midblock crossings

VOTE

Motion/Second:	Simmons/Walker
Yeas:	Allen, Griffith, Howard, Locher, Rosenburgh, Simmons and Walker
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition, noting that all outstanding site plan issues had been addressed. A Commissioner asked about the height restrictions. Staff responded that the maximum height for the multi-family units is 70 feet and 80 feet for the age restricted units.

STATEMENT OF CONSISTENCY

This petition is found to be consistent with the *Central District Plan* and the density is supported by the General Development Policies by a 7-0 vote of the Zoning Committee (motion by Commissioner Rosenburgh seconded by Commissioner Locher).

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 460 multi-family dwelling units, at a density of 11 dwelling units per acre, including up to 120 age-restricted dwelling units, and a 2,600 square foot apartment management office.
- A child development center of up to 20,000 square feet, a community center of up to 20,000 square feet, and a 54-classroom elementary or secondary CMS public school.
- Building materials for the multi-family units consisting of non-vinyl and non-metal siding, brick veneer, stucco or fiber cement siding.
- A new public road to serve as the primary entrance to the site, which will create a full-movement intersection on West Boulevard.
- All new streets to be public streets.
- A greenway trail easement to be provided in order for Mecklenburg County Park and Recreation to maintain a greenway trail facility and other such amenities.
- Three concrete pads for CATS bus stop locations.
- Multi-family dwelling units not to exceed 70 feet in height, with the exception of the age restricted dwelling units, which shall not exceed 80 feet.
- An option to allow a reduction in parking to one space per classroom for the proposed school.
- Option to allow a reduction in parking to 0.25 spaces per dwelling unit for the age restricted multi-family dwelling units.
- Option to allow off-street parking between the building and a public street on the proposed school site.
- Option to allow a maximum 1,900 square feet of signage for two identifications signs that will be integrated into the architecture of the proposed child development center.
- Option to allow screening of off-street parking in areas abutting the greenway easement to be of a height low enough to not impede visibility of the greenway trail areas.

• **Public Plans and Policies**

- The *Central District Plan* (1993) recommends multi-family residential land uses for the subject property. The petition meets the *General Development Policies* (GDP) for the proposed

density of 11 dwelling units per acre by providing private recreational facilities and affordable senior living units.

- This petition is consistent with *the Central District Plan* and the density is supported by the *GDP*.

Assessment Criteria	Density Category >8 up to 12 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Med)
Connectivity Analysis	2 (Med Low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints (Provides private recreational facilities and includes affordable senior housing).	2 (Yes)
Total Points Needed: 12	Total Points: 13

- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** The proposed development would generate 370 students. The net change in the number of students generated from the existing zoning to the proposed zoning is 33 students.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Protects/restores environmentally sensitive areas and connects them to other significant natural features by providing an easement and connection for the proposed greenway trail.

Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Park and Recreation
- Site Plan
- Staff Analysis
- Storm Water Review

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