



<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: MUDD-O, mixed-use development, optional
<b>LOCATION</b>	Approximately 40.66 acres located at the intersection of West Boulevard and Brooksvale Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The petition is consistent with the <i>Central District Plan</i> and the density is supported by the General Development Policies.
<b>Property Owner</b>	City of Charlotte Housing Authority
<b>Petitioner</b>	City of Charlotte Housing Authority
<b>Agent/Representative</b>	Neighboring Concepts
<b>Community Meeting</b>	Meeting is required and has been held. Report will be available online when received.

**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.

- **Existing Zoning and Land Use**

The subject property is currently developed with 298 residential units, in addition to an on-site management office and recreation space. The site is bordered to the north, east and southeast by vacant property zoned I-1(CD) and B-1(CD), a public recreation center in INST(CD) zoning and single family and multi-family dwellings in R-22MF zoning. To the west across Billy Graham Parkway is unoccupied property zoned I-1 and BD(CD) and single family and multi-family residential dwellings in R-4 and R-17MF zoning.

- **Rezoning History in Area**

There have been no recent rezoning in the immediate area.

- **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 age-restricted 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 age-restricted senior housing).	2 (Yes)
<b>Total Points Needed: 12</b>	<b>Total Points: 13</b>

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**

Current Zoning: 5,900 trips per day.  
Proposed Zoning: 5,900 trips per day.

- **CDOT:** CDOT has the following comments:

- Based on preliminary review of the required traffic impact study (TIS) that was submitted, CDOT requests the following:
  - Modify site plan to show perpendicular street connections at the intersection of new public streets with Nobles Avenue and at the intersection of Nobles Avenue with Brooksvale Street.
  - Provide raised medians along the internal collector street.
  - Consider using reverse angled parking where angled parking is proposed to enhance the operations and safety of the parking.
  - Provide an eight-foot sidewalk along West Boulevard and the northern portion of Brooksvale Drive.
  - Modify site plan to reflect roadway improvements along West Boulevard that are proposed in the TIS.

- **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.

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## 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 to the proposed greenway trail.

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## OUTSTANDING ISSUES

- The petitioner should:
  1. Specify the maximum number of children for the proposed child care center.
  2. Provide child care parking at a rate of one parking space per employee and one space per 10 children or request an option to provide parking at one space per 600 square feet of building area.
  3. Amend Note K1 to refer to optional provision P1d.
  4. Label areas reserved to fulfill Stormwater Post Construction BMPs as "possible locations".
  5. Specify width of hardscape open space area in Block 11.
  6. Install an eight-foot planting strip and six-foot sidewalk along West Boulevard.
  7. Specify the number of parking spaces to be provided in Block 11.
  8. Add note that commits to a mixture of multi-family housing types.
  9. Add a note that roof pitches will be varied.
  10. Specify that building frontages will be oriented toward streets.
  11. Add a note that no outdoor play will be permitted after sundown at the child development center.
  12. List the proposed apartment management office on Sheet RZ-1.
  13. Coordinate the square footage for the child development center as listed on Sheets RZ-1 and RZ-2.
  14. Specify the proposed maximum height of shrubs used for screening noted in Note P1-e. An optional request will be needed if the proposed shrub height is less than two feet, as required per the ordinance.
  15. Amend Note P1-d to state that should the requested sign not be provided, signage will be provided as permitted in the MUDD district per the zoning ordinance.
  16. Construct the 10-foot wide greenway trail from its connection to Brooksvale Street to its connection to the park property, including the midblock crossings.
  17. Provide a minimum eight-foot wide sidewalk along West Boulevard between the greenway and the school or provide for some access trail connection from the future greenway to the school. The sidewalk should be separated from the road with an eight-foot planting strip.
  18. Submit specifics on maintenance of landscape areas to Mecklenburg County Park and Recreation Department. Greenways are mowed five feet on either side of the trail and the Park and Recreation Department will not maintain landscape areas for the development.
  19. Amend Note B3 to state that the number of dwelling units may shift between the various blocks as long as the total number of dwelling units does not exceed 460.
  - ~~20.~~ Address CDOT comments.
  - 20.

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## Attachments Online at [www.rezoning.org](http://www.rezoning.org)

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

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