
REQUEST	Current Zoning: MX-2 (INNOV), mixed use, innovative Proposed Zoning: R-12MF(CD), multi-family conditional
LOCATION	Approximately 34 acres located on the west side of Carmel Road between Quail Hollow Road and Bridgewood Lane.
SUMMARY OF PETITION	The petition proposes to redevelop a 34-acre site occupied by 232 apartments with up to 390 multi-family dwelling units at 11.47 units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed land use is consistent with the land use recommendation as amended in the <i>South District Plan</i> but the density exceeds the amended adopted density. However, the site meets the criteria for an increase in density set forth in the <i>General Development Policies</i> . In addition, the petition provides pedestrian connectivity internally and to the abutting shopping center, provides an easement to the dedicated greenway, and limits building type and height abutting existing single family dwellings.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Faison-Hollow, LLC Faison-Hollow, LLC Jeff Brown and Keith MacVean, King & Spalding LLP
COMMUNITY MEETING	Meeting is required and has been held. Report will be available online when received.

PLANNING STAFF REVIEW

- **Background**
 - The subject property was originally rezoned in 2007, via petition 2007-114, to allow up to 229 single family detached, attached, and/or multi-family for sale dwelling units along with accessory structures, at a density of 6.8 units per acre. The site plan included the following conditions:
 - A 30-foot landscaped buffer along Carmel Road.
 - A 50-foot Class C buffer along the northerly property boundary in common with the Rockbridge neighborhood.
 - Access via Carmel Road and Quail Forest Drive.
 - Proposed dedication of land within the 100-foot SWIM buffer to Mecklenburg County for use as greenway.
 - Reserved right to relocate the existing cell tower access and maintenance easement from its current location.
 - Preservation of 15 percent of site as open space.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Maximum 390 multi-family units limited to 580 bedrooms consisting of manor house and podium type buildings, and accessory uses excluding bed and breakfasts, boarding houses, dormitories, institutional uses, and office and business uses. Customary home occupations are permitted.
 - Manor house type buildings not to exceed two stories and 40 feet in height. Podium type buildings limited to three stories and 48 feet in the front and four stories and 60 feet along the rear of the building.

- Minimum unit size of 700 square feet exclusive of attached garages.
 - Building setbacks along Carmel Road range from a minimum 70 feet to 127 feet as depicted.
 - Building materials consisting of a combination of brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding, stucco or wood. A minimum 35 percent of the exterior of each building to be constructed of brick, stone and synthetic stone, precast stone or precast concrete. Vinyl siding not permitted as an exterior building material, except on windows and soffits.
 - The front or side of manor type buildings will be oriented toward Carmel Road, the internal private street, the southern property boundary along buildings 9, 10, 12, 13, 14, or the adjacent single family dwelling along the northern property boundary.
 - Parking prohibited between the buildings and Carmel Road.
 - Allowance of gates along the internal private street at its intersection with internal drives, which shall not prohibit connectivity between Carmel Road and Quail Forest Drive on the private street.
 - An eight-foot planting strip and a six-foot sidewalk along Carmel Road.
 - An eight-foot planting strip and five-foot sidewalk along both sides of the internal private street linking Carmel Road to Quail Forest Drive.
 - A pedestrian access to the adjoining shopping center to be located between Building #8 and #9.
 - A CATS bus passenger waiting pad along Carmel Road.
 - Dedication of a portion of the 100-foot wide SWIM buffer along McMullen Creek to Mecklenburg County Park and Recreation Department and a 40-foot side greenway access easement.
 - Detached lighting not to exceed 15 feet in height.
 - An edge treatment along the northern property boundary consisting of variations of a 50-foot tree save/buffer area, a series of retaining walls along the inner edge of the buffer area, evergreen trees and shrubs, and a decorative metal fence.
 - A 40-foot tree save/Class C buffer along the southern property boundary adjacent to the existing condominiums.
 - Existing vegetation along the southern property boundary adjacent to the existing commercial shopping center will be preserved and supplemented to Class C standards where portions are removed or do not exist.
 - The two on site existing wireless communication towers to remain. Additional transmission towers are prohibited.
 - Solid waste compactor facility and recycling area located a minimum of 60 feet from the exterior property line.
- **Existing Zoning and Land Use**
 - The subject property is developed with approximately 232 apartment units. Surrounding properties on all sides are zoned R-3, R-15(CD), R-12PUD and R-20MF and developed with single family dwellings or condominium units, with the exception of an existing shopping center zoned B-1(CD) located at the northwest corner of Quail Hollow Road and Carmel Road.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) as amended by the prior rezoning shows the subject property as multi-family residential at 6.8 dwelling units per acre.
 - The *General Development Policies* (GDP) support residential densities at up to 12 units per acre.

Assessment Criteria	Density Category - >8 up to 12 du
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 12

The land use is consistent with the amended *South District Plan* but the density is inconsistent with the density as amended. However, the site meets the density recommendations of the GDP.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** The petitioner should:
 - Implement a raised landscaped median approximately 8' x 50' on Carmel Road just north of Quail Wood Drive, which will serve as a traffic calming device and a refuge for pedestrians and bicyclists.
 - Implement a raised right turn island in the northwest quadrant of the Quail Hollow Road and Carmel Road intersection.
 - **Vehicle Trip Generation:**
Current Zoning: 1,500 trips per day.
Proposed Zoning: 2,700 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Police Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 100 students. The net change in the number of students generated from existing zoning to the proposed zoning is 40 students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** Convey the 100-foot SWIM buffer (labeled as the 100-foot Post Construction Buffer) to Mecklenburg County for greenway.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Protects/restores environmentally sensitive areas by preserving a portion of the 100-foot SWIM buffer along McMullen Creek to be conveyed to Mecklenburg County Park and Recreation Department and providing a 40-foot wide greenway access easement to allow Mecklenburg County Park and Recreation Department to construct an easement to the greenway.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Site Development Data on Sheet RZ-1 and RZ-2 to indicate that podium type buildings limited to three stories and 48 feet in the front and four stories and 60 feet along the rear of the building.
 2. Amend Note 5B under the heading of Streetscape, Buffers and Landscaping to indicate that planting strip width may vary but will be a minimum of eight feet in width.

3. Amend Note 7A under the heading of Open Space/Tree Save Areas to indicate that greenway trails are not permitted in delineated tree save areas.
 4. Amend Note 7B under the heading of Open Space/Tree Save Areas to specify the width and/or acreage to be conveyed to Mecklenburg County Park and Recreation.
 5. Amend Note 8A under the heading of Signage to remove specifications regarding proposed signage except for what is prohibited.
 6. Specify that solid waste and recycling pick-up will be provided by a private hauler service or delete Note 10V(a) under the heading of "Other".
 7. Specify that solid waste and recycling pick-up will be provided by a private hauler service or delete Note 10V(a) under the heading of Other.
 8. Delete notes 2F and 10V(f) as they pose enforceability constraints.
 9. Delete Notes 4D, 5G and 6D, which are minimum ordinance requirements.
 10. Address Park and Recreation comments.
 11. Address Transportation comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Police Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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