

REQUEST	Current Zoning: R-12MF, multi-family residential Proposed Zoning: R-17MF(CD), multi-family residential, conditional
LOCATION	Approximately 36.10 acres located on the southwest corner at the intersection of Providence Road and Strawberry Hill Drive.
SUMMARY OF PETITION	The petition proposes to redevelop a 36-acre site occupied by 407 multi-family apartments (Pinehurst Apartments) with up to 580 multi-family dwelling units at 16.07 units per acre. (Council District 6 – Dulin)
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Camden Operating L.P. Camden Jeff Brown and Keith MacVean, Moore and Van Allen
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>South District Plan</i> and the <i>General Development Policies</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Addressed CDOT issues by (a)reflecting the southbound turn lane at the northernmost driveway; (b)noting that the southernmost driveway will be restricted to right-in/right-out and left-in only; (c)amending Note 3c to state final design of the proposed southernmost driveway will be subject to review/approval during the permitting process; (d)amending Note 3d to state that "If a traffic signal is approved at this location by NCDOT and CDOT within one year of the approval of this petition, the petitioner will provide funds to the City of Charlotte to signalize the intersection. In addition, added that "If NCDOT/CDOT approved the installation of the signal within the one year time frame the petitioner will enter into an agreement with CDOT to install the traffic signal prior to the issuance of the first building permit. If the traffic signal is not installed by NCDOT/CDOT prior to the first certificate of occupancy, the project development may proceed ahead as proposed, including the proposed driveway designs." 2. Amended Note 1.c under the heading of General Provisions relating to changes per Section 6.207. 3. Clearly labeled and indicated on Sheet 2 the building and parking envelope referred to in note 1d. 4. Amended Note 3a under heading of Transportation to indicate that the Site shall be designed in such a manner to allow for one vehicular and pedestrian connection by way of a private street (constructed to a residential wide cross-section, with a 6-foot sidewalk and 8-foot wide planting strip on both sides of such private street)to permit pedestrians and automobiles (but not commercial truck traffic) between the Site and the Southern Adjacent Parcel. Once such connection is made it may not be gated and shall remain open to the public. A reciprocal cross-easement agreement between the Petitioner and the owner of the Southern Adjacent Parcel will be recorded in Mecklenburg County Public Registry prior to issuance of a building permit for the first building to be constructed on the Site as part of the redevelopment.
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VOTE	Motion/Second:	Eschert/Labovitz
	Yeas:	Allen, Eschert, Johnson, Labovitz and Walker
	Nays:	None
	Absent:	Nealon
	Recused:	Lathrop
ZONING COMMITTEE DISCUSSION	Planning staff presented this item to the Committee, describing the request and noting that the petitioner had addressed all of the outstanding issues.	
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 580 multi-family dwelling units with accessory uses.
 - Maximum of 22 principal buildings.
 - Surface parking and detached garages.
 - No surface parking between Providence Road and the buildings that abut Providence Road. Surface parking is allowed to the side of buildings abutting Providence Road.
 - A decorative masonry wall four-to five feet in height along Providence Road to screen parking (elevations on RZ1.2).
 - A future vehicular and pedestrian connection to the abutting multi-family development to the south by way of a private street (constructed to a residential wide cross-section, with a six-foot sidewalk and eight-foot planting strip on both sides).
 - Dedication of up to 50 feet of right-of-way along Providence Road.
 - Southern driveway on Providence Road to be constructed to allow right-in and right-out, and left-in movements only.
 - Northern driveway on Providence Road to be designed as a full-movement signalized driveway. Provision of funds not to exceed \$ 90,000 to the City of Charlotte to signalize the intersection upon approval of a traffic signal at this intersection.
 - Extension of the existing northbound left turn lane along Providence Road from 65 feet to 150 feet, to the site's new northern driveway.
 - Building materials will be a combination of portions of brick, stone, precast stone, concrete, synthetic stone, cementitious siding, stucco, and/or wood. At least 35 percent of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl may only be used on windows and soffits.
 - Buildings may be four stories except buildings adjacent to homes on Columbine Circle will be designed so the portion of the building facing those properties does not exceed a height of three stories.
 - An internal sidewalk and cross-walk network.
 - A 50-foot Class C buffer abutting existing single family dwelling in R-3 zoning, with details shown on Sheet RZ1.3
 - Dedication and conveyance of a portion of the site to the Mecklenburg County Recreation Department for use as a greenway.
 - Provision of a CATS passenger waiting pad along Providence Road.
 - Detached lighting limited to 20 feet in height.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends multi-family residential land uses.
 - The *General Development Policies* (GDP) (2003) support residential densities up to eight units per acre.

Assessment Criteria	Density Category - >12 up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	2 (Medium Low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 11

- The GDP requires 13 points to qualify for densities between 12 and 17 dwelling units per acre. If one of the goals of the "Opportunities and Constraints" section of the GDP is met, an increase in the density of a development may be considered. In this case, redevelopment of the existing aging apartment property would bring the site into compliance with current development standards. Given the existing allowed density of 12 dwelling units per acre for this and adjacent properties, an increase in density by one zoning classification to 17 dwelling units per acre is appropriate.
- The proposed rezoning is consistent with the land use recommendation but the density exceeds the adopted recommended density. However, the site meets the criteria set forth in the *General Development Policies* for an increase in density up to 17 dwelling units per acre.
- Staff agrees with the recommendation of the Zoning Committee.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The proposed development would generate 82 students. The net change in the number of students generated from existing zoning to proposed zoning is 21 students.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

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 SWIM buffer along McMullen Creek to be conveyed to Mecklenburg County Park and Recreation Department and providing additional property for an accessible connection to the McMullen Creek Greenway from the proposed multi-family development.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- 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 Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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