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| <b>REQUEST</b>  | Current Zoning: R-12MF, multi-family residential<br>Proposed Zoning: R-17MF(CD), multi-family residential, conditional  |
| <b>LOCATION</b>   | Approximately 36.10 acres located on the southwest corner at the intersection of Providence Road and Strawberry Hill Drive.   |
| <b>SUMMARY OF PETITION</b>                                    | 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.<br>(Council District 6 – Dulin)  |
| <b>STAFF RECOMMENDATION</b>                                   | Staff recommends approval of this petition upon resolution of outstanding issues. The proposed land use is consistent with the land use recommendation in the <i>South District Plan</i> but the density exceeds the adopted density. Redevelopment of the aging site would serve the goal of upgrading the site to current development standards. Given the existing 12 dwelling unit per acre density of this property and other adjacent properties, an increase by one zoning classification to 17 dwelling units per acre is appropriate to facilitate the redevelopment. In addition, the site meets the criteria set forth in the <i>General Development Policies</i> for an increase in density up to 16.07 units per acre. |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Camden Operating L.P.<br>Camden<br>Jeff Brown and Keith MacVean, Moore and Van Allen  |
| <b>COMMUNITY MEETING</b>                                      | Meeting is required and has been held. Report available online.   |

**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 east, via a private driveway or street, with a five-foot sidewalk and eight-foot planting strip on both sides of the driveway or street.
- 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 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.
- **Existing Zoning and Land Use**
  - Subject property currently developed with 407 multi-family apartment units (Pinehurst Apartments). Surrounding properties are developed with single family and multi-family dwellings in R-3 and R-12MF zoning, in addition to office and commercial uses north of the intersection of Providence Road and Sardis Road.
- **Rezoning History in Area**
  - Petition 2012-076 rezoned approximately 1.66 acres located on the northeast corner of the intersection of Providence Road and Mammoth Oaks Drive from INST(CD) to B-1(CD) to allow a free-standing surface parking lot associated with an adjacent religious institution.
  - Petition 2007-095 rezoned 9.4 acres on the northeast corner of Providence Road and Sardis Road to NS to allow expansion of an existing shopping center.
- **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)                              |
| <b>Design Guidelines</b>           | <b>4 (Yes)</b>                      |
| Other Opportunities or Constraints | NA                                  |
| <b>Minimum Points Needed: 13</b>   | <b>Total Points: 11</b>             |

- 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.

**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:
  - Show the NCDOT required southbound right-turn lane at the northernmost driveway.
  - Add a call-out note to the site plan that indicates the southernmost driveway will be restricted to right-in/right-out and left-in only.
  - Amend Note 3c under the heading of Transportation/Access to add the following sentence: "The final design of the proposed southernmost driveway will be subject to the review/approval of CDOT and NCDOT during the permitting process."
  - Amend Note 3d under the heading of Transportation/Access to delete the last sentence, which reads "If the traffic signal is not approved by NCDOT/CDOT in time for its installation prior to the first certificate of occupancy, the project development may proceed ahead as proposed, including the proposed driveway designs."
  - **Vehicle Trip Generation:**  
 Current Zoning: 2,700 trips per day.  
 Proposed Zoning: 3,860 trips per day.
  - **Connectivity:** 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.
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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 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**

- The petitioner should:
  1. Address CDOT issues.
  2. Remove note 1.c except for the last sentence relating to changes per Section 6.207.
  3. Clearly label and indicate that building and parking envelope referred to in note 1d.
  4. Amend Note 3a under heading of Transportation to as follows:

“As described below in this subsection access to the Site will be from Providence Road as generally depicted on the Rezoning Plan. The Rezoning Plan, references a vehicular pedestrian connection from the Site to that certain parcel located adjacent and to the south of the Site and known as tax parcel 183-121-10 (the “Southern Adjacent Parcel”). In order to promote such a future vehicular/pedestrian connection between the Site and the Southern Adjacent Parcel, Petitioner agrees to design the Site in such a manner to allow for one vehicular and pedestrian connection by way of a public street. Such connection will include sidewalk improvements consisting of a 6-foot sidewalk and 8-foot wide planting strip on both sides of such street. It is understood that the connection generally depicted on the Rezoning Plan is illustrative in nature, and can be adjusted or relocated in consultation with the Planning Department during the Planned Multi-family review and approval process.”

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