

REQUEST	Current Zoning: O-1(CD), office, conditional, and B-D(CD), distributive business, conditional Proposed Zoning: R-17MF(CD), multi-family residential, conditional
LOCATION	Approximately 7.11 acres located on the north side of Ballantyne Commons Parkway between Rea Road and Brittany Oaks Drive. (Council District 7 - Cooksey)
SUMMARY OF PETITION	The petition proposes to allow 120 multi-family dwelling units, at a density of 16.87 dwelling units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Stonegate Ventures, LLC Piper Station Apartments, LLC Walter Fields
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available on line. This petition is found to be inconsistent with the South District Plan but found the proposed residential density to be consistent with the <i>General Development Policies</i> and reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Addressed Engineering and Property Management comments by removing Notes 'a' and "b" from the heading of Environmental Features and placing under the heading of Streetscape and Landscaping. 2. Amended Note under the heading of Architectural Standards to delete reference to the Ballantyne community. 3. Added notes under the heading of Streetscape and Landscaping regarding specifics of buffer plantings and fence materials. 4. Added a sheet depicting buffer planting and fencing plan. 5. Added a sheet depicting conceptual building styles.
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VOTE	Motion/Second: Allen/Labovitz Yeas: Allen, Eschert, Johnson, Labovitz, and Walker Nays: None Absent: Lathrop Recused: Nealon
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ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee and indicated that all outstanding issues have been resolved. Staff pointed out site plan amendments and additions made after the public hearing.

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

- **Background**

The subject property was rezoned from R-3 to R-12MF(CD) via petition 1996-070 to allow 79 multi-family dwelling units. The land use recommendation at that time was for residential. Five townhome units were built and currently exist on the subject property.

The site was then rezoned from R-12MF(CD) to O-1(CD) and B-D(CD) in 2008 via petition 2008-139, which allowed a maximum 170,000 square feet for a self-storage facility, office uses, and an adult day care center, in a total of eight buildings. The self-storage facility use is limited to a maximum of 92,200 square feet in one building while the remaining seven buildings may be used for office uses and the adult day care center.

- **Proposed Request Details**

- The site plan accompanying this petition contains the following provisions:
 - Maximum of 120 multi-family dwelling units as an addition to an existing multi-family development on an abutting site.
 - Proposed access connections to the abutting multi-family development to the northwest.
 - Retaining the existing five-unit townhome building on the site.
 - Reuse of majority of the existing infrastructure in place for the previous multi-family residential development.
 - Building architecture will complement the character of the surrounding Ballantyne community and abutting multi-family development.
 - Building features to include siding materials that consist of at least 30 percent masonry products, with the remaining materials composed of cementitious board or similar material. Vinyl as an exterior building material is prohibited except for soffit and trim.
 - Balcony railings will be of durable prefinished material and will not be painted pressure treated lumber.
 - Principal roof pitch will be no less than 5:12.
 - Architectural fiberglass composite roofing shingles.
 - Roof vents and features painted to match the roof color.
 - Existing pump lift station and free-standing wall enclosure with gate to remain.
 - A 40-foot wide Class C buffer and a fence will be provided abutting the existing single family dwellings in R-3 zoning.
 - Flexibility in building placement provided through use of building and parking envelopes instead of actual building location.
 - Detached lighting will utilize full cut-off luminaries and be limited to 25 feet in height.

- **Public Plans and Policies**

- The *South District Plan* (1993) reflects office and office/warehouse uses as amended by the previous rezoning on the site.
- The *General Development Policies (GDP)* (2003) support residential densities up to 17 units per acre.

Assessment Criteria	Density Category - >12 up to 17 du/a
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 13

- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 10 students, while development allowed under the existing zoning will produce two students. Therefore, the net change in the number of students generated from existing to proposed zoning is eight students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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:** 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*.
 - This site meets minimum ordinance standards.
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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 Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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