

<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: UR-2(CD), urban residential, conditional
<b>LOCATION</b>	Approximately 6.05 acres located on the north side of Samuel Street between Newland Road and Statesville Avenue near the intersection of Interstate 77 and Atando Avenue. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of residential dwelling units and commercial uses as allowed per the urban residential district.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Double Oaks Development, LLC The Housing Partnership Frank S. Quattrocchi/Shook Kelley
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Central District Plan</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 Allen).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. All references and notes related to optional requests and list N/A under the Optional Provisions have been removed from the site plan.</li> <li>2. The proposed development areas have been labeled to comply per the ordinance.</li> <li>3. A note under Architectural Features has been added stating that the building will be broken up by different material types, windows, and painted to avoid large expanses of blank walls.</li> <li>4. Tree save areas have been identified and a note provided stating intent to comply with Urban Forestry.</li> <li>5. A note has been added stating that greenway dedication will take place prior to the first Certificate of Occupancy for any building.</li> <li>6. The dimension of the area for dedication to Mecklenburg County Park and Recreation is now shown and labeled.</li> <li>7. Mecklenburg County Park and Recreation comments have been addressed.</li> <li>8. Urban Forestry's comments have been addressed.</li> <li>9. Transportation's comments have been addressed.</li> </ol>
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<b>VOTE</b>	Motion/Second: Allen/Labovitz
	Yeas: Allen, Eschert, Johnson, Labovitz, and Walker
	Nays: None
	Absent: Lathrop
	Recused: Nealon

<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition to the Zoning Committee and indicated all outstanding site plan issues have been resolved. There was no further
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discussion of this petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
    - The site plan accompanying this petition contains the following provisions:
    - Three possible development areas divided into three parcels.
    - Eight-foot planting strip and six-foot sidewalk along project frontage on Newland Road, Statesville Avenue, Samuel Street, and LaSalle Street.
    - Four proposed building envelopes for all three development areas.
    - A total of 13 buildings in all three development parcels.
    - Residential development per the UR-2 standards for all three development areas.
    - Up to six residential buildings may be constructed in development area one.
    - Up to four residential buildings and 4,000 square feet of community space may be constructed in development area two.
    - Up to three commercial buildings may be constructed in development area three.
    - A proposed maximum of 20,000 square feet for non-residential uses in development area three.
    - Possible future cross access agreement between development areas two and three.
    - Architectural notes that the building will be broken up by various material and features to prevent long expanses of blank walls.
    - 30-foot wide area along Development Parcel One near I-77 to be dedicated to Mecklenburg County Parks and Recreation.
    - Buildings will have four-sided architecture, with no blank walls exceeding 20 feet in length.
    - New CATS waiting pad for bus service along Statesville Avenue.
  - **Public Plans and Policies**
    - The *Central District Plan* (1993) recommends multi-family residential uses for the subject parcels.
    - The 20,000 square feet non-residential uses requested in this petition is inconsistent with the *Central District Plan*.
    - The proposed rezoning is consistent with the adopted land use plan, but the site does not meet the criteria set forth in the *General Development Policies* for an increase in density up to 27 dwelling units per acre.
    - The site meets the revitalization criteria for redevelopment in the *Central District Plan* (1993).
  - **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 issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.

- **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **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.
  - **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*.
    - This site meets minimum ordinance standards.
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#### **OUTSTANDING ISSUES**

- No issues.
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#### **Attachments Online at [www.rezoning.org](http://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-Mecklenburg Police Department 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
- Urban Forestry Review

**Planner:** Solomon Fortune (704) 336-8326