

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	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)
SUMMARY OF PETITION	The petition proposes to allow the development of residential dwelling units and commercial uses as allowed per the urban residential district.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER	Double Oaks Development, LLC
PETITIONER	The Housing Partnership
AGENT/REPRESENTATIVE	Frank S. Quattrocchi/Shook Kelley
COMMUNITY MEETING	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:
 - 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.
 - 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.
- **Existing Zoning and Land Use**
The subject site is currently zoned R-22MF and is vacant. The surrounding properties are currently zoned R-8, R-22MF, INST(CD), and B-1 and developed with residential, institutional and commercial structures or are vacant.
- **Rezoning History in Area**
Petition 2008-073 rezoned 64.5 acres located on the west side of Statesville Road between Newland Road and Woodward Avenue to UR-2(CD) and NS to allow the development of 1,082 residential units, and 35,000 square feet of retail, office and daycare.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends multi-family residential uses for the subject parcels.

- The residential uses of this petition are consistent with the *Central District Plan*.
- The 20,000 square feet non-residential uses requested in this petition is inconsistent with the *Central District Plan*.
- 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	2 (Medium)
Connectivity Analysis	4 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Total Points Needed: 13	Total Points: 13

- 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).

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:
 - specify the proposed development numbers for each phase.
 - modify the Traffic Impact Analysis submitted for the Double Oaks Redevelopment and coordinate any transportation mitigations with the proposed development.
 - provide an eight foot planting strip and six foot sidewalk along Statesville Avenue.
 - **Vehicle Trip Generation:**
Current Zoning: 750 trips per day.
Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The proposed development would generate 53 students. The net change in the number of students generated from existing land use to the proposed land use is 53 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.
- **Urban Forestry:** Trees in the areas labeled as tree save in the public right of way may not be able to survive the construction phase. Either remove the areas or add additional comments to the plan to ensure the trees will truly be preserved.

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*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove all references and notes related to optional requests and list N/A under the "Optional Provisions" heading as they are not permitted in the UR-2 district.
 2. Label the proposed number of dwelling units for each development area.
 3. Add a note under architectural features that building will be broken up by different material types, windows, and paint to avoid large expanses of blank walls.
 4. Tree save areas noted in the sight triangles should be deleted as they will likely not comply with the sight triangle height provisions and/or survive construction.
 5. Add a note that Greenway dedication will take place prior to the first Certificate of Occupancy for any building.
 6. Show and label the dimension of the area being proposed for dedication to Mecklenburg County Park and Recreation.
 7. Address Mecklenburg County Park and Recreation comments.
 8. Address Urban Forestry's comments.
 9. 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-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