

REQUEST	Current Zoning: R-22MF and UR-2(CD), multi-family residential and urban residential, conditional Proposed Zoning: UR-2(CD) and UR-2(CD) SPA, urban residential, conditional and urban residential, conditional, site plan amendment
LOCATION	Approximately 2.05 acres located on the south corner at the intersection of Double Oaks Road and Newland Road near Statesville Avenue. (Council District 2 - Mitchell)
SUMMARY OF PETITION	The petition proposes to rezone 2.05 acres to allow the development of 75 multi-family units at 36.58 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Double Oaks Development, LLC The Housing Partnership Frank S. Quattrocchi/Shook Kelley
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>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker 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. An amended application has been submitted to reflect the existing zoning of R-22MF and UR-2(CD) and the proposed zoning to UR-2(CD) and UR-2(CD) Site Plan amendment. 2. A note has been added under the heading of Architectural Standards that states "the building will be broken up by different material types, windows, and paint to avoid large expanses of blank walls." 3. A note has been added that a potential connection is required for Tranquil Oaks Drive. 4. Transportation's comments have been addressed. 5. The reference to the privately maintained eight-foot sidewalk along Double Oaks Drive has been removed from the site plan. 6. Urban Forestry's comments have been addressed. 7. The uses for the 4,000 square-foot community area are now listed on the site plan. 8. The note under 1e has been modified to read "residential", and reference to senior multi-family apartments has been removed.
--------------------------------	--

VOTE	Motion/Second: Labovitz/Allen
	Yeas: Allen, Eschert, Johnson, Labovitz, and Walker
	Nays: None
	Absent: Lathrop
	Recused: Nealon

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

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:

- 75 multi-family dwelling units for a density of 36.58 units per acre.
- Eight-foot planting strip and six-foot sidewalk along Double Oaks and Newland Road.
- Four-sided architecture, with no blank walls that exceed 20 feet in length.
- Pedestrian scale lighting internal to the site.
- A new CATS waiting pad for bus service along Double Oaks Road.
- Architectural note that the building will be broken up by different material types, windows, and paint to avoid large expanse of blank walls.
- A future connection to Tranquil Oaks Drive.
- A 4,000 square foot community area as part of the residential development.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends multi-family residential for the subject parcels.
- This petition is consistent 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 31 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.
-

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.
-

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.

OUTSTANDING ISSUES

- No issues.
-

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-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