

<b>REQUEST</b>	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
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 2.05 acres to allow the development of 75 multi-family units at 36.58 units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Central District Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Double Oaks Development, LLC The Housing Partnership Frank S. Quattrocchi/Shook Kelley
<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:
  - 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.
- **Existing Zoning and Land Use**  
The subject site is currently zoned R-22MF and UR-2(CD) and is vacant. The surrounding properties are currently zoned R-22MF, INST(CD), and UR-2(CD) and developed with institutional structures and are vacant.
- **Rezoning History in Area**  
Petition 2008-073 rezoned 64.5 acres south of the subject site to NS and UR-2(CD) 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 for the subject parcels.
  - This petition is consistent 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
<b>Total Points Needed: 13</b>	<b>Total Points: 13</b>

- 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).
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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:** Provide an eight-foot sidewalk and eight-foot planting strip along all public streets. The petitioner should, modify the Traffic Impact Analysis submitted for the Double Oaks Redevelopment and coordinate any transportation mitigations with the proposed development. Modify the proposed access along Double Oaks Drive. Provide the drawing and show the modification and realignment of Newland Road and Statesville Avenue.
    - **Vehicle Trip Generation:**  
Current Zoning: 290 trips per day.  
Proposed Zoning: 220 trips per day.
  - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The existing development would generate zero students. The proposed development would generate 39 students. The net change in the number of students generated from existing zoning to the proposed zoning is 39 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:** The existing oak trees are within the City right of way and appear to be about eight feet behind the back of curb. To preserve them adequately, the sidewalk may have to be placed at back of curb, and/or the building may require a greater setback from the street. Construction methods may have to be modified to preserve the root zone of the oak trees.
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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*.
  - Minimizes impacts to the natural environment by building on an infill lot.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Submit an amended application to reflect the existing zoning to R-22MF and UR-2(CD) and the proposed zoning to UR-2(CD) and UR-2(CD) Site Plan amendment.
    2. Add a note under the heading of Architectural Standards which states "the building will be broken up by different material types, windows, and paint to avoid large expanses of blank walls."
    3. Label and provide a public street terminus of Tranquil Oaks Drive on the site.
    4. Address Transportation's comments.
    5. Remove the reference to the privately maintained eight-foot sidewalk along Double Oaks Drive.
    6. Address Urban Forestry comments.
    7. List what businesses will be allowed in the 4,000 square foot community area.
    8. Modify the note under 1e to read "residential" and remove senior multi-family apartments.
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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-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