



Rezoning Petition 2013-098
Zoning Committee Recommendation

February 4, 2014

REQUEST	Current Zoning: R-3, single family, residential Proposed Zoning: UR-3(CD), urban residential, conditional, five-year vested rights
LOCATION	Approximately 10.3 acres located on the south side of Endhaven Lane and north side of Interstate 485 near the intersection of Endhaven Lane and Misty Ridge Lane. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes to rezone 10.3 acres to allow the development of 200 multi-family dwelling units for an overall density of 19.4 units per acre.
PROPERTY OWNER	Trotter Properties, LLC
PETITIONER	Trotter Builders (William Trotter Company)
AGENT/REPRESENTATIVE	Peter Tatge/Matt Levesque, ESP Associate, PA
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, by a 6-1 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Allen).
ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-2 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none">1. The site plan is now revised to show and label 42 feet of right-of-way being dedicated along Endhaven Lane.2. The proposed tree save area on the site plan has been labeled as a 25-foot undisturbed tree save area.3. Under Section D "Massing and Scale", note 1 has been modified to read "the building will be articulated through various façade articulations, material changes, windows, porches, and balconies."4. Under Section D "Massing and Scale", note 3 has been modified to read: "No spans of blank unarticulated wall greater than 20 feet shall be permitted on any side of the proposed structures."5. Under "Amenities #6. Open Space", the note has been modified to read that building "A" will provide a minimum of 4,000 square feet of open space.6. Under "Amenities #6. Open Space", the note has been modified to read that building "B" will provide a minimum of 2,700 square feet of open space.7. Removed notes "a" and "b" in the Transportation section of the Development Standards, and replaced the subject notes with the following: "The access locations will be provided to the site as generally depicted on the conceptual rezoning site plan. All access locations will be subject to the approval of CDOT."8. A note has been added that underground parking doors for buildings "A" and "B" will not face Endhaven Lane and Community House Road.9. The access to the one-car garages under building "A" has been shown on the plan.10. A note has been added that the remaining 50 percent of the building material that will not be brick will be composed of a maximum of ten percent of any one material.11. The primary and secondary material for the proposed elevations have been labeled and provided in the pattern book.

VOTE	Motion/Second: Yea:s: Nay:s: Absent: Recused:	Ryan/Allen Allen, Dodson, Ryan, Walker, and Lathrop Labovitz and Low None None
ZONING COMMITTEE DISCUSSION		Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed. One Commissioner had questions about the height and scale of the building in relation to the single family house across Endhaven Lane. Staff responded that the petitioner located the proposed buildings on the site as close to Community House Road as possible to protect the single-family home.
		One Commissioner had a question about how this petition affected traffic. Staff responded that the petitioners provided a technical transportation memo to the Department of Transportation. Staff also noted that the petition would have a minor effect on the existing road network due to the extension of Community House Road across Interstate I-485. There was no further discussion of this petition.
MINORITY OPINION		The Commissioners felt the scale and density of the proposed petition was inappropriate in this location.
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:
 - Maximum of 200 multi-family units with an overall density of 19.4 dwelling units per acre.
 - Two proposed buildings facades fronting along North Community House Road and Endhaven Lane identified as Building "A" and Building "B."
 - Building "A" may contain up to 140 dwelling units and be up to five stories (69 feet) in height. Building may contain up to 12 one-car garages on the ground level. Garages will not be oriented towards North Community House Road or Endhaven Lane.
 - Building "B" may contain up to 60 dwelling units and be up to four stories (60 feet) in height. Building may contain up to 42 underground parking spaces.
 - An architectural pattern book showing how the proposed building will be articulated, building materials, building massing, and open space.
 - An architectural palette is provided to depict the conceptual architectural style, character, and elements of proposed buildings. Provided examples and illustrations along with visual vignettes.
 - Primary exterior building materials (exclusive of windows, doors and overhead entry doors) comprised of a minimum 50 percent of:
 - brick, natural stone or synthetic equivalent, architecturally-finished precast concrete, and decorative/architecturally finished concrete masonry units (CMU).
 - Secondary external building materials consisting of:
 - Stucco, EIFS, prefinished architectural metal panel systems, tile cladding systems, and cementitious board or siding.
 - Prohibition of vinyl, aluminum horizontal siding and concrete masonry unit without architectural or decorative finish, except for retaining walls as exterior building materials.
 - A recognizable base on the first floor will be provided on each building.
 - Facades will be designed to reduce the mass, scale and uniform monolithic appearance of large unadorned walls, while providing visual interest. This will be achieved by using articulated facades, varying setbacks, windows, doors, and balconies.
- A note that building materials will vary from the base floor to the upper stories to break up building facades.

- A note that no span of blank, unarticulated wall greater than 20 feet will be allowed.
 - Utilities such as meter boxes and back flow preventers will be screened from the public street.
 - Open space area associated with Building "A" consisting of an approximately 4,225-square foot outdoor plaza area at the corner of North Community House Road and Endhaven Lane and an approximate 2,782-square foot outdoor patio area associated with Building "B".
 - Detached lighting will be limited to a height of twenty feet.
 - Building service areas will be screened with a minimum five-foot screen wall of masonry material.
 - A minimum five-foot internal sidewalk system.
 - Eight-foot planting strip and six-foot sidewalk along all public rights-of-way.
 - Proposed tree save along the eastern edge of the adjacent property.
 - Existing wireless communication tower to be relocated within the site.
- **Public Plans and Policies**
- The *South District Plan* (1993) recommends single family residential and references the residential locational criteria of the *General Development Policies* for areas of higher density development.
 - The *General Development Policies* (GDP) (2003) support residential densities up to eight (8) units per acre for this site. The *General Development Policies* provide for consideration of additional density through "opportunities and constraints" that are unique to a site. For the subject property, the following factors were considered:
 - The subject property is located adjacent to and will complement the Torringdon development.
 - The site is located on the proposed extension of North Community House Road, which will be a thoroughfare.
 - The extension of North Community House Road will tie the site to the larger Ballantyne mixed-use center south of the subject site and directly across I-485, and will provide additional housing to support this major employment Center.

Assessment Criteria	Density Category - up to 8 dua	Density Category - up to 19 dua
Meeting with Staff	1 (Yes)	1 (Yes)
Sewer and Water Availability	2 (CMUD)	2 (CMUD)
Land Use Accessibility	4 (High: 5 uses in ½ mile)	4 (High: 5 uses in ½ mile)
Connectivity Analysis	1 (Low)	1 (Low)
Road Network Evaluation	0 (No)	0 (No)
Design Guidelines	4 (Yes)	4 (Yes)
Other Opportunities or Constraints	NA	NA
Total Points: 11		Total Points: 11 (14 needed)

- The increase above the recommended density is appropriate because the site is adjacent to the existing Torringdon development and is located on the future extension of North Community House Road, which will tie the site directly to the Ballantyne mixed-use center. This site also supports the *General Development Policies* goal to encourage a range of housing types and densities.
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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 issues.
- **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 issues.

- **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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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