

<b>REQUEST</b>	Current Zoning: R-3, single-family, residential Proposed Zoning: UR-3(CD), urban residential, conditional, five-year vested rights
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. The petition is consistent with the residential use recommended in the <i>South District Plan</i> ; however, the <i>General Development Policies</i> recommend a lesser density (eight units per acre) than what is being proposed. The increase above the recommended density is appropriate because the site is adjacent to the existing Tarringdon 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 <i>General Development Policies</i> goal to encourage a range of housing types and densities.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Trotter Properties, LLC Trotter Builders (William Trotter Company) Peter Tatge/Matt Levesque, ESP Associate, PA
<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:

- 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 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.
- **Existing Zoning and Land Use**
    - The subject property is currently zoned R-3 (single family residential) and developed with a wireless transmission tower. The surrounding properties are currently zoned R-3 (single family residential), MX-2 (mixed-use) and CC (commercial center) and developed with residential, institutional, and commercial uses/structures or are vacant.
  - **Rezoning History in Area**
    - Petition 2010-035 rezoned 37.3 acres located on the west side of North Community House Road to CC (commercial center) to allow the development of 257 multi-family residential units, 11,500 square feet of retail, 725,00 square feet of office and a 120-room hotel in the Torrington development.
  - **Public Plans and Policies**
    - The *South District Plan* (1993) recommends single family residential and references the residential location 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 Torrington 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.

<b>Assessment Criteria</b>	<b>Density Category - up to 8 dua</b>	<b>Density Category - up to 19 dua</b>
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)
<b>Design Guidelines</b>	<b>4 (Yes)</b>	<b>4 (Yes)</b>
Other Opportunities or Constraints	NA	NA
	<b>Total Points: 11</b>	<b>Total Points: 11 (14 needed)</b>

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:**
    - CDOT requests the petitioner to remove Notes 'a' and 'b' in the Transportation section of the Development Standards, and replace 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."
    - **Vehicle Trip Generation:**  
Current Zoning: 285 trips per day.  
Proposed Zoning: 1,340 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 23 students. The proposed development would generate 17 students. The net change in the number of students generated from existing zoning to the proposed zoning is zero 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 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.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Label and list the amount of right-of-way being dedicated along Endhaven Lane.
  2. Provide and label the proposed tree save area on the site as a 25-foot undisturbed buffer.
  3. Under Section D "Massing and Scale", note 1 should be 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 should be modified to read: "No spans of blank articulated wall greater than 20 feet shall be permitted on any side of the proposed structures."
  5. Under "Amenities #6. Open Space", the note should be 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 should be modified to read that building "B" will provide a minimum of 2,700 square feet of open space".
  7. Address Transportation comments.
  8. Add a note that underground parking doors for buildings "A" and "B" will not face any public right-of-way.
  9. Show and label where drive the access to the one-car garages under building "A" will be located.
  10. Add a note 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. Add a note and define which portions of the building are primary and secondary for the proposed elevations and materials.

12. Remove the following note on Page 3 of the design book: "This graphic is intended only to illustrate a conceptual site plan. The building configuration, parking, access points, plantings, and other site elements are subject to final engineering and will be finalized during permitting of the project. The Planning Director or his/her designee may approve an alternate design that meets the intent of the plan shown."
  13. Remove all references on the site plan and in the design book to "conceptual" and/or "schematic".
  14. Add a note that states that all changes to the site plan and design book will be in accordance with Section 6.207 of the Zoning Ordinance.
  15. Add a note that vinyl may be used for window trim and soffits.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

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