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<b>REQUEST</b>	Current Zoning: MX-3 (LLWCA) (mixed use, Lower Lake Wylie Critical Area) Proposed Zoning: MX-3 SPA (LLWCA) (mixed use, site plan amendment, Lower Lake Wylie Critical Area)
<b>LOCATION</b>	Approximately 6.23 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to increase the single family density for a portion of the original Palisades rezoning from 3.9 units per acre to 4.815 dwelling units per acre for a total of 30 attached dwelling units. The overall density of the original Palisades rezoning increases from 3.87 to 3.89 dwelling units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed land use is consistent with the recommendation of the <i>Steele Creek Area Plan</i> , which calls for an overall density at four dwelling units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Wilkison Partners Palisades, LLC Wilkison Partners, LLC Michael L. Boston
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10

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## **PLANNING STAFF REVIEW**

### **• Background**

- The subject parcel was rezoned under petition 2001-016(C) for the Palisades Development.
- The approved site plan rezoned 1,068.9 acres to MX-3 (mixed use) to allow the development of 4,145 residential single family and multi-family units with an overall residential density of 3.9 dwelling units per acres.
- The approved site plan allowed for several "village residential" components which allowed up to 5.1 dwelling units per acre.
- The site plan called for single family development up to 3.9 dwelling units per acre on the subject site.
- A public hearing was held for this petition on April 28, 2014.
- After the public hearing, the petitioner made major changes to the site plan related to street connectivity. These adjustments were required by the Subdivision Ordinance and significantly changed the layout of the proposed development.
- On July 7, 2014, the Zoning Committee voted 6-0 to recommend to City Council that the changes to this petition were significant and that a new public hearing should be held.
- The City Council agreed with the recommendation of the Zoning Committee and on July 21, 2014 called for a new public hearing on this petition to be held on September 15, 2014.

### **• Proposed Request Details**

The site plan amendment contains the following changes:

- Maximum of 30 attached single family townhomes for a density of 4.81 units per acre.
- A 17-foot planting strip and six-foot sidewalk along Shelburne Farms Drive and Youngblood Road.
- Eight-foot planting strip and six-foot sidewalk along the internal public streets.
- A four-foot tall berm or wall/fence with tree and/or plantings along the project frontage on Shelburne Farms Drive and Youngblood Road West.
- Proposed public street stub to the adjacent property.
- Building elevations for the proposed structures.
- Building materials consisting of brick, architectural CMU, cultured stone, hardie shake, stucco or other similar durable material. Vinyl, EIFS and Masonite are prohibited as exterior building materials except vinyl may be used for soffit and trim including windows and doors.

- 400 square feet of private open space per unit.
  - Proposed 15 spaces for guest parking screened by a buffer and five-foot tall screening shrubs.
  - A total of 0.49 acres of proposed tree save areas.
  - Pedestrian connection to the existing amenity area south of the subject site.
  - A 25.5-foot Class "C" buffer with a fence along the east property edge abutting the existing single family homes in R-3 (single family residential) zoning. The proposed fence detail is provided.
  - Freestanding lighting limited to 20 feet in height.
  - Innovative provision requests (which are considered for approval by the Zoning Committee) include:
    - Allowing minimum lot area to be 4,000 square feet.
    - Minimum lot width of 40 feet.
    - Lot depth of 100 feet.
  - **Existing Zoning and Land Use**
    - The subject property is currently zoned MX-3 (mixed use) and partially developed with an outdoor recreation use. The surrounding properties are zoned R-3 (single family residential) and MX-3 (mixed use) and are developed with residential structures or vacant.
  - **Rezoning History in Area**
    - There have been no rezonings in the immediate area in recent years.
  - **Public Plans and Policies**
    - The *Steele Creek Area Plan* (2012) recommends residential at up to four units per acre for the subject site.
    - The petition is consistent with the *Steele Creek Area Plan* recommendation of up to four dwelling units per acre. While the density of the property included in the site plan amendment is approximately 4.81 dwelling units per acre, the density of the original rezoning for the overall Palisades development, of which this petition was a part, will remain below four dwelling units per acre at approximately 3.89 dwelling units per acre.
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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:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: The petition will allow a wide range of trip generation based on the existing zoning classification.  
Proposed Zoning: 335 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 19 students, while the development allowed under the proposed zoning will produce 16 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 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.
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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 preserving existing trees.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Submit an administrative request for Petition 2001-016C and reduce the number of "village residential" units by 30 units prior to the City Council decision.
    2. Clearly show which areas along Shelburne Farms Drive will have a berm and which areas will have a buffer.
    3. Modify the proposed berm as it appears to be in conflict with the proposed tree save area.
    4. Show which cross sections apply to each street and label accordingly.
    5. Clarify whether there is a proposed connection to the existing tennis club through the guest parking area. If there is a connection, identify and label on the site plan.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- 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

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