

REQUEST	Current Zoning: R-4, single family residential Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	Approximately 3.72 acres located on the west side of Beatties Ford Road between Pauline Lane and Sunset Road. (Council District 2 – Austin)
SUMMARY OF PETITION	The petition proposes an 85-unit age-restricted multi-family housing development with associated services and amenities.
STAFF RECOMMENDATION	Staff does not recommend approval of this petition in its current form. The proposed project density of 22.8 dwelling units per acre is inconsistent with the <i>Northwest District Plan</i> and the <i>General Development Policies (GDP)</i> . The <i>Northwest District Plan</i> recommends single family residential up to four dwelling units per acre, and the <i>General Development Policies</i> support multi-family development at a maximum density between eight and 12 dwelling units per acre. In addition, the mass and scale of the building is not compatible with the surrounding suburban scale and pattern of development.
PROPERTY OWNER PETITIONER	Dewey W. III and Carolyn H. Craig The Affordable Housing Group of North Carolina, Inc./The Drakeford Company
AGENT/REPRESENTATIVE	Wesley A. Smith, EMH&T
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 11

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- An age-restricted multi-family apartment building containing 85 units, at a density of approximately 22.8 dwelling units per acre.
- Occupancy by at least one (1) person who is 55 years of age or older and any other occupants at least 45 years of age. Up to 10% of the units may be occupied by persons the ages of 45 and older if they meet the definition of handicapped or disabled, provided verification of such is obtained.
- Maximum building height of 55 feet and up to three stories.
- On-site parking proposed at 0.25 spaces per dwelling unit in accordance with UR-2 (urban residential) district parking requirement for “elderly multi-family residential,” for a total of 42 spaces.
- Various amenities associated with an age restricted residential development.
- Building materials consisting of brick, architectural windows, low maintenance board and batten, and horizontal siding.
- Building elevations.
- A 26-foot Class “C” buffer along property lines abutting single family residential zoning districts/uses.
- A proposed 40-foot setback along Beatties Ford Road, exceeding the minimum 14-foot setback required in the urban residential districts.
- A six-foot sidewalk and eight-foot planting strip along Beatties Ford Road.
- Freestanding lighting limited to 20 feet in height.

• **Existing Zoning and Land Use**

- The subject site is zoned R-4 (single family residential) and developed with a single family home. Properties surrounding this site are developed with single family attached and detached homes, multi-family, civic and fraternal, and retail and office uses in a variety of zoning district.

- **Rezoning History in Area**

- Rezoning petition 2010-002 approved an R-8MF(CD) (multi-family residential, conditional) site plan amendment on approximately 2.0 acres located on the east side of Beatties Ford Road between Pauline Lane and Kitty Drive, in order to increase the allowed square footage for a civic, social service, and fraternal facility from 5,397 square feet to 13,250 square feet.

- **Public Plans and Policies**

- The *Northwest District Plan* (1990) recommends single family residential up to four units per acres on this parcel.
- The *General Development Policies* suggest that multi-family development at a density up to eight (8) dwelling units per acre is appropriate for the subject site.

Assessment Criteria	Density Category > 6 up to 8 DUA
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	2 (Low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes, assumed)
Other Opportunities or Constraints	Yes
Minimum Points Needed: 11	Total Points: 11

- The *General Development Policies* provide *Opportunities and Constraints* to be considered in evaluating a site for higher density residential development. *Opportunities and Constraints* that may be considered applicable to this site and supportive of a higher density include:
 - A proposal for age-restricted senior living.
 - Site location along a transit route with frequent service.
- In consideration of the above-referenced *Opportunities and Constraints*, staff could support a density of up to 12 units per acre, which is generally consistent with the density of other multi-family developments in the immediate area (between approximately 9.9 and 12.3 dwelling units per acre). Staff's support for a development at a density up to 12 units per acre is subject to the petitioner satisfying staff concerns regarding building articulation, mass, and scale.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** CDOT has the following comments:
 CDOT notes that the proposed driveway location will need to be coordinated with the Beatties Ford Road frontage improvements. CDOT understands the City's Beatties Ford Road widening project will include a raised median and therefore the proposed site's driveway will operate with right turn-in and right turn-out traffic movements.
 - **Vehicle Trip Generation:**
 Current Zoning: 150 trips per day.
 Proposed Zoning: 290 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate eight students, while the development allowed under the proposed zoning will produce zero students. Therefore, the net change in the number of students generated from existing to proposed zoning is zero.
- **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.

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

- **Land Use:** The proposed request is inconsistent with the *Northwest District Plan* and the *General Development Policies* with respect to recommended density.
- **Building Design:** The length and mass of the building are not in character with the surrounding residential neighborhood, which is primarily composed of small single family homes, townhomes, and small multi-family buildings. Concerns with the proposed building design include:
 - The proposed building is nearly 400 feet in length along its south elevation, with little in the way of articulation of the façade to visually break the building the building down into smaller elements. The linear brick band on the first floor only serves to further accentuate the horizontal form of the building.
 - There is little variation in the building's roofline to create visual interest.
 - The building's fenestration lacks variety and interest, with most windows being of the same size and type arranged in a regular pattern.
- The petitioner should:
 1. Clarify the definition of handicapped or disabled.
 2. Break the mass of the building into smaller elements with no blank wall expanses exceeding 20 feet through the use of articulation and variations in roofline.
 3. Reconfigure brick facing by incorporating some vertical elements, breaking up the long horizontal band of brick.
 4. Incorporate a variety of window sizes and configurations; for example, adding some triple and single windows rather than all double windows as now shown.
 5. Replace the shed-style dormers with gabled dormers to provide more visual interest and lessen the horizontal nature of the building mass.
 6. Commit to providing at least 30% brick on each building face.
 7. Commit to limiting the use of vinyl to windows and trim, with no vinyl to be used as siding material.
 8. Amend Note 5a to specify the proposed landscape buffer will be provided along all property lines that abut properties zoned R-4 zoning.
 9. Remove the "Building Elevation Detail" on Sheet RZ-3.0.
 10. Remove Note 5b from the site plan.
 11. Remove "No wall pak type lighting will be used" from Note 8a.
 12. The building height should be limited to a maximum of 40 feet. However, staff feels a maximum 55-foot building height may be acceptable contingent upon the petitioner addressing all design comments.
 13. Remove the note on sheet RZ-1.0 that has double asterisks and pertains to building height.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- 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

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