

<b>REQUEST</b>	Current Zoning: R-22MF (multi-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 3.38 acres located on the northwest corner at the intersection of Statesville Avenue and Moretz Avenue abutting Moss Lane and Tranquil Oak Place. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes a residential development with 118 units at 34.9 dwelling units per acre. The properties will be incorporated into the Double Oaks/Brightwalk development, which will result in an overall density of 18.9 units per acre for that development.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Double Oaks Development, LLC Fred Dodson, Jr., The Housing Partnership Frank Quattrocchi, Shook Kelley
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Central 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 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Sullivan).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Added notes committing to the following design standards: <ol style="list-style-type: none"> <li>a. Buildings along public and private streets shall have clear glass windows, glass and doors that face these respective streets. The walls of the buildings facing these streets shall be varied with a frequency of windows, doors and other architectural treatments. Long expanses of blank walls with no openings and minimal changes in material or architectural treatment over 20' long will not be allowed. Blank walls shall be treated with some combination of landscaping, building articulation, varied building façade planes, canopies, pedestrian oriented lights, public art or other similar treatment.</li> <li>b. The principal buildings constructed on the site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.</li> <li>c. Residential buildings that front on a public or private street will be designed with buildings entrances that face the abutting public or private street, except that buildings with frontage on two streets (either public or private or two legs of a roundabout) may have an entrance to only one street.</li> <li>d. Meter banks, BFP's and other similar utilities will be screened where visible from public view at grade level.</li> <li>e. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.</li> </ol> </li> <li>2. Included the conceptual renderings provided with the 2008 rezoning.</li> <li>3. Removed UR-2(CD) from Developments Note 1c (Existing and Proposed Zoning).</li> </ol>
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4. Corrected the label in Development Area 11, which refers to Development Area 9.
5. Addressed CATS comments adding a note that states the petitioner will retain existing bus stop location and that new pad detail 60.01B will be coordinated during the review and permit process.
6. Addressed Neighborhood and Business Services comments by noting setbacks on site plan.
7. Addressed Transportation comments by providing the following:
  - a. Removed the "Proposed Right-In/Right-Out" note from the site plan, allowing for the final access management treatment of this intersection to be determined by CDOT and NCDOT during the driveway permit process.
  - b. Incorporated the public street alignment as per May 21, 2014 meeting with CDOT.
8. Removed all references to UR-2(CD) as existing zoning from the site plan.

**VOTE**

Motion/Second:	Allen/Sullivan	
Yeas:	Allen, Dodson, Eschert, Nelson, Sullivan, and Ryan	
Nays:	None	
Absent:	Labovitz and Walker	
Recused:	None	

**ZONING COMMITTEE DISCUSSION**

Staff presented this item to the Zoning Committee, noting that all outstanding issues had been addressed with the revised site plan. A Commissioner expressed concern that the elevations had not been part of the package provided at the City Council public hearing. Staff responded that submittal of elevations was an outstanding issue in the staff analysis and they were provided as a part of the revised site plan. The elevations shown generally reflect what has been developed thus far in Double Oaks/Brightwalk. Staff further noted that the elevations were placed on the web for viewing on June 20, 2014. There was no further discussion of this item.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
  - Approximately 64.5 acres south of the rezoning site were rezoned under petition 2008-073 from a variety of zoning districts in order to allow the redevelopment of the Double Oaks/Brightwalk area with up to 1,082 residential units, and 35,000 square feet of retail, office and day care. The overall density of the project was approximately 16.78 dwelling units per acre.
  - Rezoning petitions 2013-031 and 2013-032 added eight (8) acres to the development and increased the overall density of the Double Oaks/Brightwalk development to 18.2 dwelling units per acre.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

  - Adds 3.38 acres to the overall Double Oaks/Brightwalk development.
  - Allows up to 118 single family attached, detached, and multi-family residential dwelling units at 34.9 dwelling units per acre. The result is an increase in the density of the overall Double Oaks/Brightwalk development from 18.20 dwelling units per acre to 18.94 dwelling units per acre.
  - Maximum building height of 55 feet.
  - Depicts building and parking envelopes.
  - Provides internal alleyway system to support new development/circulation.
  - Provides new sidewalk and landscape strips on new internal streets and along Statesville Avenue.

- Buildings to be designed as four-sided architecture with no long blank walls of 20 feet or more.
  - Buildings will be broken up by different material types, windows, and paint to avoid large expanses of blank walls.
  - Limits freestanding lighting to 20 feet.
  - Building elevations.
  - **Public Plans and Policies**
    - The proposed rezoning is consistent with the multi-family use recommended in the *Central District Plan*, but the site does not meet the criteria set forth in the *General Development Policies* for an increase in density to 18.94.
    - However, the proposed density increase from 18.2 to 18.94 is a slight increase for the overall Double Oaks/Genesis neighborhood and meets the *Central District Plan* goals for the revitalization of the Double Oaks/Genesis neighborhood.
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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.
  - **Charlotte Fire Department:** No comments received.
  - **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*.
    - Minimizes impacts to the natural environment by building on an infill lot.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- 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 Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Claire Lyte-Graham (704) 336-3782