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<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>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues. The proposed land use is consistent with the <i>Central District Plan</i>, which recommends multi-family residential uses without a specific density. When a plan does not specify a density, the Residential Location and Design criteria found in the <i>General Development Policies</i> are used to assess the appropriateness of higher density development.</p> <p>The proposed rezoning density of 34.9 units per acre for the subject site exceeds the <i>General Development Policies</i> recommendation of density up to 17 dwelling units per. However, the existing zoning currently allows up to 22 dwelling units per acre. In addition, when the properties are combined with the remainder of the Double Oaks/Brightwalk development, the overall density is 18.9 units per acre. The slight increase in the total density from 18.2 to 18.9 is acceptable as the request is consistent with the multi-family land use recommended by the <i>Central District Plan</i> and supports the plan recommendation for revitalization/redevelopment of the Double Oaks/Genesis Park neighborhood.</p>
<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

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#### **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.
- **Existing Zoning and Land Use**
  - The rezoning site is currently vacant and is surrounded by vacant, residential, institutional, educational, recreational, religious, and commercial uses and activities and properties zoned R-5 (single family residential), R-8 (single family residential), R-22MF (multi-family residential), UR-2(CD) (urban residential, conditional), INST(CD) (institutional, conditional), R-I (residential-institutional), and B-1 (neighborhood business).
- **Rezoning History in Area**
  - The most recent rezonings in the area are additions to the Double Oak/Brightwalk development as noted in the "Background" section.
- **Public Plans and Policies**
  - The *Central District Plan* (1993) recommends multi-family residential for the subject parcels with no specified density, and supports revitalization/redevelopment of the Double Oaks/Brightwalk neighborhood.
  - This petition is consistent with the *Central District Plan*.
  - The *General Development Policies* (GDP) (2003) provide density guidance when an area plan does not specify maximum dwelling units per acre. The *General Development Policies* support residential densities up to 17 units per acre.

Assessment Criteria	Density Category > 12 up to 17 DUA
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	Medium (2)
Connectivity Analysis	Med-High (4)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
<b>Total Points Needed: 13</b>	<b>Total Points: 13</b>

- 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 up to 18.94 dwelling units per acre.
- The site meets the *Central District Plan* goals for the revitalization of the Double Oaks/Genesis neighborhood.

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

- **Charlotte Area Transit System:** CATS requests that the petitioner retain the existing bus stop and waiting pad along Statesville Avenue. If new curb is installed along Statesville Avenue, then the petitioner is requested to upgrade the existing bus waiting pad to the standard detail (60.01B) for the requested bus stop pad. The site plan may either show the conceptual location of the improved bus stop on Statesville Avenue, or alternatively, include a development note to locate the bus stop pad during the development review and permitting process.
- **Charlotte Department of Neighborhood & Business Services (Code Enforcement):** Setbacks should be clearly noted on site plans.
- **Charlotte Department of Neighborhood & Business Services (Housing):** Housing Locational Policy will apply for multi-family over 25 units. Area is not permissible and would require waiver if development seeks public funds.

- **Transportation:** CDOT has the following comments:
  - On May 21, 2014, CDOT met with the petitioner to discuss the design for the proposed "Right-In/Right-Out" street connection shown on SP0001 of the rezoning petition. Unless this requirement originates from the Double Oaks/Brightwalk Redevelopment TIA affiliated with the 2008-073 rezoning, CDOT requests the petitioner remove the "Proposed Right-In/Right-Out" note from the site plan and allow for the final access management treatment of this intersection to be determined by CDOT and NCDOT during the driveway permit process.
  - Incorporate the public street alignment shown during the May 21, 2014 meeting with CDOT into the next rezoning site plan submittal.
  - **Vehicle Trip Generation:**  
Current Zoning: 710 trips per day.  
Proposed Zoning: 1,200 trips per day.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 39 students, while the development allowed under the proposed zoning will produce 62 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 23 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*.
  - Minimizes impacts to the natural environment by building on an infill lot.

#### **OUTSTANDING ISSUES**

- The petitioner should:
  - Add notes committing to the following design standards:
    - Buildings along public and private streets shall have clear 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.
    - 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-blank), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
    - 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.
    - Meter banks, BFP's and other similar utilities will be screened where visible from public view at grade level.
    - Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

- Include the conceptual renderings provided with the 2008 rezoning.
  - Remove UR-2(CD) from Developments Note 1c (Existing and Proposed Zoning).
  - Correct the label in Development Area 11, which refers to Development Area 9. Address CATS comments.
  - Address Neighborhood and Business Services comments.
  - Address Transportation comments.
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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-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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