

REQUEST	Current Zoning: I-2 (heavy industrial) and TOD-M(CD) (transit oriented development - mixed-use, conditional) Proposed Zoning: TOD-MO (transit oriented development - mixed-use, optional)
LOCATION	Approximately 3.21 acres located on the west side of Youngblood Street between Remount Road and Griffith Street and across from Poindexter Drive. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow the construction of a minimum of 37 and a maximum of 54 for-sale single family attached dwelling units at a minimum density of 11.5 units per acre and maximum of 16.8 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Charlotte Housing Authority Hopper Communities Matt Langston, Landworks Design Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>New Bern Transit Station Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-1 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-1 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Removed optional provision (b), which is not needed because the driveways and garages shown on the site plan open onto alleys and not public or private streets. 2. Removed optional provision (c), as it is not needed with this request. TOD allows 1.6 parking spaces per unit plus a 25% bonus for structured parking, which equals 2 spaces per unit. Garage parking has been determined to be structured parking, so the option is not needed. 3. Installed eight-foot planting strip with trees and eight-foot sidewalk along Youngblood Street frontage and both sides of proposed public street. 4. Added a note stating that windows will be provided on all levels of the end units visible from Youngblood Street and the proposed public street. 5. Noted that garages will be 5 feet to-7 feet deep from the edge of the alley. 6. Screened the ends of alleys from Youngblood Street with architectural and/or landscape screening. 7. Provide typical building elevations for front, back and sides. <i>Staff has rescinded this comment as the petitioner has provided additional architectural standards and the project will undergo TOD review.</i> 8. Provided a note that states that the proposed six-foot high fence will be opaque and made of wood or vinyl material, or a composite. In addition, brick or stone columns will be inserted at approximately 60' on center along the fence line. 9. Noted the common open areas on the site plan.
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VOTE	Motion/Second: Allen/Eschert Yeas: Allen, Dodson, Eschert, Nelson, and Sullivan Nays: Ryan Absent: Labovitz and Walker Recused: None
ZONING COMMITTEE DISCUSSION	<p>Staff presented this item to the Zoning Committee, noting that all outstanding issues had been addressed with the revised site plan. A Commissioner inquired about the status of the proposed public street (as discussed at the June 16, 2014 City Council rezoning meeting) and financial responsibility for its continuation beyond the rezoning site.</p> <p>Planning staff responded by stating the design as currently proposed allows for a variety of alignments in its ultimate connection to South Tryon Street. CDOT staff noted that developers involved in future redevelopment of abutting parcels might pay for construction of portions of the street (as is the case with the subject rezoning petition). It was also noted CDOT may share costs associated with continued construction in the future, if the street is not required by the Subdivision Ordinance.</p> <p>A Commissioner expressed concerns with the potential for a lower density than typical for transit station areas, building orientation, and inability for some vehicles to access the garages for the end units.</p> <p>Staff noted that the lower density is related to the type development. Townhomes cannot typically reach the same density levels as other multi-family developments. As a variety of residential housing types are encouraged in transit areas, staff is comfortable with the optional to reduce the minimum density from 15 units per acre to 11.5 units per acre. CDOT staff noted that driveway design would be reviewed during plan review, and that maneuverability would also be assessed during this process.</p>
MINORITY OPINION	A Commissioner had concerns about the overall project design, including the potential for a lower density than typical for transit station areas, building orientation, and ability for vehicles to maneuver in and out of garages/driveways.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Background**

- Approval of rezoning petition 2009-053 rezoned approximately 1.84 acres of the subject parcel from I-2 (general industrial) to TOD-M(CD) (transit oriented development – mixed-use, conditional), in order to allow the construction of a 40,000-square foot building.

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Construct a minimum of 37 and a maximum of 54 for-sale single family attached dwelling units at a minimum density of 11.5 units per acre and maximum density of 16.8 units per acre.
- Maximum building height of 50 feet.
- Freestanding lighting limited to 20 feet in height.
- Exterior finishes of buildings will be composed of a combination of brick, stone or similar masonry products and/or hardi-plank/fiber cement board.
- No vinyl, EIFS or Masonite may be used for siding materials, but vinyl may be used for soffits and trim, including window and door trim.
- Balcony railings, if appropriate to the design, will be of durable prefinished material and will not be painted pressure treated lumber.
- Access to the site via a public street that aligns with Poindexter Drive.

- The following optional provisions are being requested:
 - Allow a minimum density of 11.5 dwelling units per acre. The TOD-M (transit oriented development – mixed-use) district requires a minimum density of 15 units per acre when properties are located within ½ mile of a transit station. The rezoning site is located within ½ mile of the New Bern transit station.
 - **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends mixed use transit supportive development for the rezoning site. The rezoning site is located within ½ mile of the New Bern transit station.
 - The petition is consistent with the *New Bern Transit Station Area Plan*.
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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-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 comments received.
 - **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

- 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 Parks and Recreation Review
- Urban Forestry Review

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