
REQUEST	Current Zoning: UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)
LOCATION	Approximately 18.8 acres located on the southeast corner at the intersection of Johnston Road and Marvin Road. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes a modification in height to allow a second story for carriage units above the proposed garage structures.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>South District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Johnston Road Apartments, LLC Childress Klein Properties Bailey Patrick, Jr. and Collin W. Brown
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Four people attended the community meeting.: 4

PLANNING STAFF REVIEW

• Background

- Petition 2012-085 approved up to 281 multi-family dwelling units with the following provisions:
 - Transportation improvements:
 - Access to the site from Johnston Road and Marvin Road.
 - Provision of a traffic signal at the intersection of Johnston Road and Marvin Road.
 - Extension of the southbound left-turn lane on Johnston Road.
 - Installation of a left-over and a northbound right-turn lane on Johnston Road.
 - Provision of a new public street from Johnston Road to the southern property boundary.
 - A 30-foot wide buffer and six-foot high wooden fence along the southern property boundary abutting R-3 (single family residential) zoning to the south.
 - Building and garage elevations.
 - Provision of 34 percent open space.
 - A pedestrian bridge connection across the creek.
 - Detached lighting limited to 20 feet in height.

• Proposed Request Details

The site plan amendment contains the following changes:

- A reallocation of the existing units to allow 12 two-story garage and carriage units along Johnston Road.
- Provides building elevations for the proposed garage and carriage units consisting of stone veneer, horizontal lap siding, and asphalt shingles.
- Allows two options in the style of garage & carriage units reflecting differences in the width of garage doors, rear entrances to some garages, and the addition of a porte cochere.
- Garage and carriage units limited to a maximum height of 26½ feet and two stories.
- All other previously approved conditional notes remain unchanged.

• Existing Zoning and Land Use

- The subject property is currently being developed with a multi-family project. Properties north of Johnston Road and east of Lancaster Highway are zoned INST (institutional), MX-2 (mixed use), NS (neighborhood services), O-1(CD) (office, conditional), R-12MF(CD) (multi-family, conditional), and R-3 (single family) and developed with a religious institution, multi-family and single family dwellings. Properties on the south side of Johnston Road are zoned R-3 (single family), R-4 (single family), B-1(CD) (neighborhood business, conditional), NS (neighborhood services) and MX-2 (mixed use) and are developed with single family dwellings on either side of Marvin Road and commercial uses that front Johnston Road.

• Rezoning History in Area

- Recent rezonings approved in the area include:

- Petition 2013-091 approved a change in zoning to MX-1 (mixed use) to allow the development of 52 single family structures.
 - Petition 2008-93 approved a NS (neighborhood services) site plan amendment for four acres located at the northeast intersection of Lancaster Highway and Johnston Road to allow two sites providing office and retail uses to be developed as a unified development allowing cross-access, shared signage and a minor increase in building height.
 - Petition 2007-117 approved an O-1(CD) (office, conditional) site plan amendment for 4.5 acres located on the east side of Lancaster Highway between Springwell Street and Johnston Road to increase the maximum square footage for a health club from 30,000 to 40,000 square feet.
 - **Public Plans and Policies**
 - The *South District Plan* (1993), as amended by Petition 2012-085, recommends multi-family up to 15 units per acre for the subject site.
 - This petition is consistent with the *South District 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:** The trip generation is the same under the proposed and existing zoning.
 - **Vehicle Trip Generation:**
Current Zoning: 1,830 trips per day.
Proposed Zoning: 1,830 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 63 students, while the development allowed under the proposed zoning will produce 63 students. Therefore, the net change 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.
 - **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*.
 - Protects/restores environmentally sensitive areas by preserving a portion of an environmentally sensitive area along Clems Branch to be dedicated and conveyed to Mecklenburg County Park and Recreation Department, and building and maintaining a 10-foot asphalt greenway trail from Marvin Road to the greenway corridor.

OUTSTANDING ISSUES

- The petitioner should:
 1. Clearly label the carriage unit height on the site plan.
 2. Add a note under Architectural Standards detailing the options for the garage & carriage units.
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- 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
- Urban Forestry Review

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