

REQUEST	Current Zoning: R-4 (single family residential) and B-2(CD) (general business, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 64.33 acres located on the north side of Cindy Lane and south of Cochrane Drive between Interstate 77 and Statesville Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes a residential development at a density of 11.66 dwelling units per acre with a total of 750 residential units comprised of: <ul style="list-style-type: none"> • 270 multi-family residential dwelling units with 120 units required to be age restricted; and • 480 single family detached units and/or attached dwelling units (duplex, triplex, quadraplex), subject to certain limitations and conversion rights.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Various Charlotte-Mecklenburg Housing Partnership Jeff Brown and Keith MacVean/Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 11

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The request is inconsistent with the *Northeast District Plan* which recommends outdoor commercial recreation for the 43-acre portion of the site, and single family residential uses, up to 4 dwelling units per acre, for the remainder of the site.

The requested residential density of 11.66 units per acre is not supported by the *General Development Policies*.

Rationale for Recommendation

Staff does not recommend the petition in its current form because:

- The proposal allows multi-family housing along Cochran Drive, and this residential intensity is not compatible with the existing single family character.
- There are numerous unresolved site design issues that need to be addressed.

However, staff would recommend approval of this petition if the outstanding issues and requested technical revisions were addressed because the proposed development accomplishes the following:

- The proposed residential uses are compatible with the surrounding neighborhoods and, for the majority of the site, low density single family residential is located along the perimeter of the site consistent with the existing pattern of single family development.
- The site design retains a large lake, which is being integrated into the site as an organizing amenity for the development.
- The petition supports and stabilizes a once predominantly single family owner occupied neighborhood that is transitioning to a predominantly renter occupied /absentee owner neighborhood.
- The site is located within the Sunset/Beatties Ford Comprehensive Neighborhood Improvement Program (CNIP) Area, and this development complements the planned capital investments and supports the community enhancement goals for the area.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- **Land Use**
 - The petition proposes to allow an existing cell tower to remain and development of up to 750 residential units within nine development areas and comprised of:
 - 270 multi-family residential dwelling units with 120 units required to be age restricted; and
 - 480 single family detached units and/or attached dwelling units (duplex, triplex, quadraplex), subject to certain limitations and conversion rights.
 - An additional development area (Development Area I) will be devoted to park, recreation, tree save, natural area, lake, open space, water quality and detention, amenity buildings/structures and similar uses.
- **Proposed Transportation Improvements to be made in conjunction with the development include:**
 - Statesville Road and Cochrane Drive/Arvin Drive: Install a crosswalk on the Cochrane Drive leg of the intersection of Statesville Road and Cochrane Drive/Arvin Drive.
 - Cindy Lane and Hutchinson McDonald Road/Proposed Access "A":
 - Construct an eastbound left-turn lane on Cindy Lane
 - Construct a westbound left-lane on Cindy Lane.
 - Construct a westbound right-turn lane on Cindy Lane
 - Install a five-foot wide bike lane along the north side of Cindy Lane.
 - Construct proposed Access "A" with one entering lane and two exit lanes.
 - Modify, through remarking of the pavement, the leg of Hutchinson McDonald Road to include a northbound turn lane and a combined thru-right turn lane.
 - Install a crosswalk on the proposed Access "A" leg of the intersection.
 - Beatties Ford Road and Cindy Lane/Griers Grove Road: Install a crosswalk with pedestrian signal heads and pushbuttons on the north side of the intersection.
 - Cochrane Drive and Proposed Access "B": Install a pedestrian crosswalk on the proposed Access "B" leg of the intersection.
 - Statesville Road and Proposed Access "C": Install a pedestrian crosswalk on proposed access "C."
 - New streets constructed on the site will be public.
 - Individual driveway connections to Cindy Lane will be prohibited.
- **Site and Building Design:**
 - Building height to be limited to four (4) stories for the majority of the site; however, most of the property abutting the existing single family detached is limited to three stories.
 - Provides commitments related to the treatment of ground floor elevations, materials for multi-family, architectural features such as porches, and façade treatments.
 - Provides building orientation limitations, increases rear yards when adjoining adjacent single family residential, provides details for roof pitch, installs screening that is greater than what is required by the zoning ordinance, and identifies the location and orientation of possible garages on the individual lots.
 - Allows alleys within rear yards and prohibits parking or maneuvering between proposed buildings and abutting public streets except along Cindy Lane if reverse frontage is utilized.
- **Streetscape, Landscape and Buffers:**
 - Provides six-foot sidewalks and eight-foot planting strips along Cindy Lane and Cochran Drive.
 - Provides a Class "C" Buffer along Cindy Lane if reverse frontage is utilized, beginning behind the proposed six-foot sidewalk located along Cindy Lane.
 - Provides a 20-foot landscape area along the western boundary of Development Area A adjacent to the existing single family residential on Cochran Drive.
- **Existing Zoning and Land Use**
 - Approximately 42 acres of the subject site was rezoned from R-4 (single family residential) to B-2(CD) (general business, conditional) via petition 2011-077 to allow a golf teaching/training academy with associated ancillary uses (including clubhouse and lodging/dormitory cottages). The rezoning site plan for the golf academy was not implemented.
 - The subject site is undeveloped, with the exception of a single family home and a cell tower.
 - The site is primarily surrounded by single family neighborhoods, zoned R-4 (single family residential) and MX-1(INNOV) (mixed use, innovative) on the north side of Cindy Lane.
 - Industrial activities zoned I-1(CD) (light industrial, conditional) are located on the south side of

- Cindy Lane, as well as a religious institution which is zoned INST(CD) (institutional, conditional).
- See "Rezoning Map" for existing zoning in the area.

• **Public Plans and Policies**

- The *Northeast District Plan (1996)*, as amended by a subsequent rezoning, recommends outdoor commercial recreation for the 43-acre portion of the site, and the plan recommends single family residential uses, up to 4 dwelling units per acre, for the remainder of the site.
- The *General Development Policies (GDP) - Residential* provide policy guidance for evaluating proposed residential densities greater than four units per acre. The site does not meet the minimum *General Development Policies (GDP)* points criteria for consideration of up to 12 dwelling units per acre as illustrated in the table below. (Note: The rezoning request is for 11.66 units per acre.) However, several other factors are included in the GDP for consideration of increased density that are relevant to this proposal. In particular, this proposal supports revitalization goals by:
 - bringing new development to an existing affordable single family neighborhood that is transitioning downward and that would likely benefit from new investments and new housing being developed around it;
 - providing public access to recreational facilities (lake and natural areas); and
 - including age restricted housing.

While the GDP does not provide specific points for each of these factors, it does note that they could alter the overall points evaluation to support a density increase.

Assessment Criteria	Density Category – up to 12 du/a
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Low)
Connectivity Analysis	1 (Low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes) assumed
Other Opportunities or Constraints	Age restricted housing, revitalization, recreation
Minimum Points Needed: 12	Total Points: 9

- The petition supports the *General Development Policies - Environment* by identifying the environmentally sensitive area of the site and addressing it by devoting the majority of Development Area I to park, recreation, tree save, natural area, lake, open space, and water quality and detention.

TRANSPORTATION CONSIDERATIONS

- Based on the expected trip generation of this site, CDOT required a traffic impact study to be submitted. Based on the results of this study, the site is proposing a left-turn lane to be constructed at the site entrance along Cindy Lane. Cindy Lane can adequately accommodate the expected increase in traffic.
- Access from Statesville Road will be restricted to right-in/right-out movements only. The existing Oakwood Drive will experience a noticeable increase in daily traffic compared to the existing volume of traffic, but the total volume will still be low overall and within the range of volumes typical for local residential streets.
- This site will also install the required curb-and-gutter in a location that will help convert Sunset Road into a complete street, to include future bike lanes and continuous sidewalks with street trees. CDOT is requesting that sidewalks be extended off-site to close the gaps that exist between other existing sidewalks along Cindy Lane.
- See Outstanding Issues item 10.
- **Vehicle Trip Generation:**
 - Current Zoning: 1,030 trips per day (88 single family detached housing and golf lodge)
 - Proposed Zoning: 5,600 trips per day

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's Housing Policies if seeking public funding.
- **Charlotte Department of Solid Waste Services:** No comments received.

- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 52 students, while the development allowed under the proposed zoning will produce 312 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 260 students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Statesville Road Elementary from 126% to 151% utilization,
 - Ranson Middle from 128% to 135% utilization, and
 - West Charlotte High from 108% to 114%.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No comments received.
- **Engineering and Property Management:** See Requested Technical Revisions, item 5.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.
- **Urban Forestry:** No comments received.

OUTSTANDING ISSUES

Land Use

1. Frontage along Cochran Drive for Areas A and B should be limited to single family detached housing to be compatible with the existing single family development.
2. Provide additional details that further explain which housing types will be located in the different development areas.

Site Design

3. Show a typical single family lot with alley and garage for Area C. Include the alley width.
4. Alleys should be moved out of the designated rear yards.
5. Increase the rear yard in Area G beside the adjoining property zoned MX-1 to 40 feet.
6. Show and label the setback along Cochrane Drive from the future back of curb. It should be similar to what exists along the road today to ensure compatibility with existing single family.
7. Add a note that the rear of the single family homes will not front the public street.
8. Provide a minimum Class "C" buffer along Cindy Lane in development Areas D and E to screen the new residential development from the existing properties on the south side of Cindy Lane which are zoned I-1(CD) (light industrial, conditional).
9. Provide a minimum Class "C" buffer along the length of the property line between Area B and the adjacent industrial property.
10. Provide a buffer in Area E for the adjoining property zoned MX-1 (mixed use).

Transportation

11. The petitioner should extend the sidewalks off-site so that the gaps between existing sidewalks along Cindy Lane are eliminated. Staff prefers the original connector between Areas A and B. Petitioner should consider modifying site plan to reflect previous roadway design.

REQUESTED TECHNICAL REVISIONS

1. Site Development Data should be amended to indicate proposed density.
2. Under General Provisions Note 1c, remove all language after first paragraph as the subsequent information should be addressed via reference to Section 6.207.
3. Remove note at the bottom of the plan that reads "Site plan for illustrative use only. Site plan is preliminary and subject to change."
4. Amend the notes related to the number and types of units to make the intent and commitment easily understandable.
5. Note that all right-of-way trees will be protected and show the tree save on site plan.
6. Provide definition for "age restricted" housing.
7. Clarify that single family detached housing will not include duplexes, triplexes, and quadraplexes.
8. Provide information on how the residential units will be allocated for each area/tract in the event that the property is not constructed as a unified development.
8. Site Development Data should be amended to indicate the height of the tower and note dimensions of the tower compound on the site plan.
9. Note that setbacks will be from the "future" back of curb along Cindy Lane. The site plan says "new" back of curb.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - 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
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review

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