

REQUEST	Current Zoning: R-8 (single family residential) and B-1 (neighborhood business) Proposed Zoning: TOD-R(O) (transit oriented development - residential, optional)
LOCATION	Approximately 0.99 acres located on the northeast corner at the intersection of Parkwood Avenue and East 17 th Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the development of an infill site within the Parkwood Transit Station Area with up to 50 multi-family dwelling units at a density of 50.5 dwelling units per acre.
PROPERTY OWNER	Geraldine and Jimmy Sherrill and Belmont Community Development Association
PETITIONER	300 Parkwood, LLC
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw & Hinson
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14
STATEMENT OF CONSISTENCY	<p>This petition is found to be inconsistent with the Parkwood BLE Transit Station Area Plan recommendation for office and retail on a portion of the site and moderate density residential up to eight dwelling units per acre for another part of the site, based on information from the staff analysis and the public hearing, and because the proposal:</p> <ul style="list-style-type: none"> • Is inconsistent with the area recommended for office and retail; and • Is consistent with the adopted plan for the area recommended for residential, but the density is inconsistent with the recommended density of up to eight units per acre. <p>However, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The proposed development is within ¼ mile of the Parkwood Transit Station and supports the plan's intent to create transit supportive development; and • The subject site is vacant and does not remove existing homes; and • The proposal develops a vacant site at a scale that is compatible with the surrounding neighborhood by: <ul style="list-style-type: none"> • Placing the buildings along Parkwood Avenue to support neighborhood walkability, • Limiting the height of the buildings to three stories, and • Providing a landscape buffer between the new development and existing single family homes; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Eschert).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided a 20-foot building and parking setback along all public streets. 2. Committed to constructing the three-foot wall used to screen parking out of brick as referenced in Note C under Streetscape and Landscaping and on Sheet RZ-2, which is the same stone or masonry materials that are used on the buildings. 3. Committed to screening the surface parking lot by extending the brick screening wall. Brick screen wall is reflected on side building elevation.
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4. Deleted the optional provision that stated that the buildings constructed on the site shall not be required to comply with the applicable provisions of Sections 9.1209(1) for street walls related to building design and 9.1209(4) for building entrances and orientation related to location and design.
5. Added Note C under Transportation as follows: "Petitioner shall install recessed on-street parking along the site's Parkwood Avenue and East 17th Street frontage."
6. Added Note D under Transportation as follows: "Petitioner shall submit a petition to the City of Charlotte requesting the abandonment of an existing alley located on the southerly portion of the site and the abandonment of an existing vehicular turnaround located on the westerly portion of the site adjacent to East 17th Street. The abandonment of the existing alley and the existing vehicular turnaround shall be completed prior to the issuance of a building permit for the first new building constructed on the site."
7. Added the following optional requests: (1) Note E: "On-street parking shall be recessed into portions of the planting strip and shall be in lieu of the relevant portions of the planting strip." (2) Note F: "Where recessed on-street parking is installed adjacent to the site, the setback shall be measured from the back of curb of the travel lane, not the back of curb of the recessed, on-street parking."
8. Added note stating "Optimist Park" shall be incorporated into the name of the proposed development.
9. Amended Note A under Streetscape and Landscaping as follows: "Subject to the installation of the recessed, on-street parking on the site's frontages along Parkwood Avenue and East 17th Street as described above, petitioner shall install an 8-foot planting strip and an 8-foot sidewalk along the site's frontage on Parkwood Avenue, and an 8-foot planting strip and a 6-foot sidewalk along the site's frontages on East 17th Street and East 18th Street as depicted on the rezoning plan."

VOTE

Motion/Second:	Eschert/Labovitz
Yeas:	Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan and Wiggins
Nays:	None
Absent:	None
Recused:	None

**ZONING COMMITTEE DISCUSSION
STAFF OPINION**

Staff provided an update of the petition and noted that there are no outstanding issues. There was no additional discussion.
Staff agrees with the recommendation of the Zoning Committee.

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

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 50 multi-family dwelling units, in two buildings.
- A 20-foot setback along all public street frontages.
- Parking located to the rear of the buildings, which front on Parkwood Avenue.
- Maximum building height of 43 feet and three stories.
- Front, side and rear building elevations provided.
- A 10-foot wide landscape buffer abutting R-8 (single family residential) zoned parcels to the side and rear of the site.
- Access to the site provided via East 17th Street and East 18th Street.
- Extension of East 17th Street from its current terminus to Parkwood Avenue.
- Recessed on-street parking along the site's frontages on Parkwood Avenue and East 17th Street.
- Petitioner shall submit a request for abandonment of an existing alley located on the southerly portion of the site and the abandonment of an existing vehicular turnaround located on the

westerly portion of the site adjacent to East 17th Street.

- **Optional Requests Provisions:**
 - Maximum height of buildings shall be 43 feet as measured from the average grade at the base of each building, which equates to approximately one foot beyond what is allowed per ordinance standards.
 - The minimum setbacks along all public streets shall be 20 feet as depicted on the rezoning plan, and the minimum setbacks along public streets shall not be required to meet the standard of Section 9.1208(1)(a)(1). This section of the ordinance would require a minimum 30-foot building setback on 17th Street and 18th Street, instead of the 20-foot setback proposed.
 - The minimum required rear yard shall be 10 feet instead of the required 20 feet.
 - Parking may cover more than 35 percent of the width of the site along the 17th Street and 18th Street frontages as depicted on the rezoning plan.
 - Petitioner shall install recessed, on-street parking along the site's frontages on Parkwood Avenue and East 17th Street as generally depicted on the rezoning plan. The on-street parking shall be recessed into portions of the planting strip and shall be in lieu of the relevant portions of the planting strip.
 - Where recessed, on-street parking is installed adjacent to the site, the setback shall be measured from the back of curb of the travel lane, not the back of curb of the recessed, on-street parking.
 - **Public Plans and Policies**
 - *Parkwood BLE Transit Station Area Plan* (2013) recommends office, retail and moderate density residential development, up to eight dwelling units per acre, in this area.
 - The petition supports the *General Development Policies-Environment* by developing an infill site, thereby minimizing further environmental impacts while accommodating growth.
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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 Policy if seeking public funding.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No comments received.
 - **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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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
- 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
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Sonja Strayhorn Sanders (704) 336-8327