

REQUEST	Current Zoning: R-3 (single family residential) and R-22MF(CD) (multi-family residential, conditional) Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)
LOCATION	Approximately 20.6 acres near the intersection of I-485 and North Tryon Street along Salome Church Road. (Council District 4 - Phipps)
SUMMARY OF PETITION	The petition proposes to allow development of a vacant parcel with up to 228 residential dwelling units, at a density of 11 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Various BRC Salome Church LLC 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: 8

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Northeast Area Plan (2000)</i> recommendation for residential development up to 12 dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The proposed development is consistent with the adopted plan recommendation which calls for residential development up to 12 units per acre. • The site is located at a confluence of major streets, on or near I-485, North Tryon Street and Salome Church Road, and is located in an area planned and zoned for primarily residential development. • The site design meets the plan's recommendation for higher density residential, by providing an internal network of streets that connects to abutting properties and to Salome Church Road and by fronting buildings along these streets. • Architecture features such as building materials, minimization of long and blank walls, and roof pitches have been included to support the goal of designing buildings to fit into a larger neighborhood context.
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum of 228 residential dwelling units (multi-family, duplex, triplex, and quadraplex) along with permitted accessory uses.
- Number of principal residential buildings limited to 12.
- Building height not to exceed three stories or 48 feet.
- Building Design and Architecture
 - The principal buildings will provide a minimum 30% of brick, stone, precast stone, precast concrete, and/or synthetic stone per building façade.
 - Building materials to include a combination of portions of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, and handrails/railings.
 - Building elevations are provided and will be designed with vertical bays or articulated architectural façade features.
 - Accessory buildings will be similar in materials, color, architectural elements and design as the principal buildings.

- Buildings shall front a minimum 50% of the total street frontage on the site.
- Buildings exceeding 120 feet in length shall include modulation (areas that are either recessed or extended from of the building massing/façade plane). Modulations shall be a minimum of 10 feet wide and extend or recess a minimum of five feet extending through all floors.
- A minimum of three elevations of each building will be articulated with a wainscot of a minimum of three feet in height.
- Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
- Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure.
- Streets, streetscape, and parking
 - Two internal public streets will be constructed as required by the Subdivision Ordinance.
 - Surface parking will not be allowed between Salome Church Road, the proposed streets and proposed buildings except for a specified area between the proposed club house and Salome Church Road.
 - The southernmost access to Salome Church Road will be designed for use only by emergency vehicles and will be restricted/controlled to prohibit access by tenants and visitors.
 - A six-foot sidewalk and eight-foot planting strip will be provided along all public streets.
 - Northbound left-turn lanes will be constructed on Salome Church Road.
 - 50 feet of right-of-way on Salome Church Road will be dedicated and conveyed when the right-of-way for the site's internal public streets are dedicated.
- Other
 - A 50-foot "Class C" buffer will be provided abutting existing single family zoning, which may be reduced by 25% with a fence or berm.
 - The portion of 100-foot SWIM buffer associated with Stoney Creek located on the site will be conveyed to Mecklenburg County Parks and Recreation for the development of a greenway.
- **Existing Zoning and Land Use**
 - Most of the subject site is zoned R-3 (single family residential) and is vacant. A 2.0 acre portion of the site was rezoned by petition 1998-43c to R-22MF(CD) (multi-family residential, conditional) to allow a temporary construction access to the adjoining multi-family tract, which could become a permanent access point.
 - Abutting to the west, on the south end, is an apartment development zoned R-22MF (multi-family residential) built in 1999. Abutting to the west on the north end, is an active landfill site. Across Salome Church Road to the east are vacant parcels and older large lot single family properties zoned R-3 (single family residential). Further north on Salome Church Road are a church and a school, as well as a variety of single family, townhome, and multi-family dwellings in MX-2 (mixed use) zoning.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2014-019 proposes a CC (commercial center) site plan amendment for approximately 26.47 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road. The proposed development will allow up to 380 multi-family residential units at a density of approximately 14.33 dwelling units per acre. The public hearing for this request is also scheduled for the December 14, 2015 City Council rezoning meeting.
- **Public Plans and Policies**
 - The *Northeast Area Plan* (2000) recommends residential uses up to 12 units per acre for this site. The plan recommends that higher density residential housing be developed as part of the fabric of a larger neighborhood, and that such developments should not be built as large, inward orienting complexes.
- **TRANSPORTATION CONSIDERATIONS**
 - Salome Church Road is classified as a major thoroughfare on the CRTPO Thoroughfare Plan and envisioned to be a 5-lane facility in the future. Salome Church Road currently carries 6,800 vehicle trips per day, which can be adequately served by the 2-3 lanes that exist today. The primary transportation goal for this site is to implement the future design for Salome Church Road along the limits of the property so that the future capacity can be created with incremental development. CDOT has requested the developer widen Salome Church Road along the project limits, which remains an outstanding issue. CDOT has other outstanding transportation goals for this site including elimination of the easternmost access (for safety), providing a shared use path along the site frontage for pedestrians and cyclists, and providing a pedestrian connection

to the adjacent multi-family site.

- See Outstanding Issues, notes 1 through 3.

- **Vehicle Trip Generation:**

Current Zoning: 1,000 trips per day based on a mix of single and multi-family residential.

Proposed Zoning: 1,600 trips per day.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate nine students, while the development allowed under the proposed zoning will produce 35 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 26 students. The proposed development is projected to increase the current school utilization (without mobile classroom units) as follows:
 - Stone Creek Elementary from 121% to 124%
 - James Martin Middle from 90% to 91%
 - Mallard Creek High from 137% to 138%.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** 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 comments received.

OUTSTANDING ISSUES

Transportation

1. Eliminate the proposed southernmost private site driveway.
2. Commit to one half of the widening of the future Salome Church Road cross-section along the site frontage, including a shared use path for pedestrians and cyclists.
3. Provide a 10 foot-wide pedestrian/bicycle connection to the adjacent multi-family site.

Site and Building Design

4. Add vertical architectural elements to the short side of Building 1.

REQUESTED TECHNICAL REVISIONS

1. Confirm that parking will be screened from private streets, as well as public streets.
2. Remove the word "wainscot" referenced in the General Design Guidelines Note d.
3. Define the "Preferred Exterior Building Materials" referenced in the General Design Guidelines Note d.

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-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review

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