

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) and R-8MF(CD) (multi-family residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights
<b>LOCATION</b>	Approximately 6.01 acres located on the west side of Randolph Road between Sloane Square Way and Rutledge Avenue. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	This petition proposes the redevelopment of two parcels, one developed with an existing institutional use and the other a single family home, located in the Cotswold area for 180 age-restricted, multi-family units in three buildings at a density of 29.9 dwelling units per acre.
<b>PROPERTY OWNER</b>	Trustees for the Scottish Rite Bodies of Charlotte and A. Ray Mathis Revocable Living Trust U/W/A dated April 18, 2012
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Greystar GP II, LLC. Jeff Brown and Keith MacVean
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 74.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and requested technical revisions.</p> <p><u>Plan Consistency</u> The proposed residential land use is inconsistent with the <i>South District Plan</i> recommendation for institutional use for the R-3 (single family residential) portion of the site. For the R-8MF (CD) (multi-family residential, conditional) portion of the site, it is consistent with the multi-family use but inconsistent with the density of 7.25 units per acre as amended by a previous rezoning petition. However, the proposed density is aligned with the <i>General Development Policies</i>, which support consideration of a density over 17 dwellings per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject site is located on a major thoroughfare on the southern edge of the Cotswold Mixed Use Activity Center, a priority area to accommodate future growth in an urban, pedestrian-oriented development form. The proposal has buildings along the street frontage with parking behind, and provision for good pedestrian connections to the sidewalk/multi-use trail system.</li> <li>• The <i>Centers, Corridors, Wedges Growth Framework</i> recommends moderate (up to 22 dwelling units per acre) to high (over 22 dwelling units per acre) density residential within Mixed Use Activity Centers. The proposed density is 29.9 units per acre.</li> <li>• The proposed use is compatible with nearby uses on Randolph Road, both within and outside of the Activity Center.</li> <li>• The site design provides a transition to the established neighborhood through the use of the following:             <ul style="list-style-type: none"> <li>• yards (125-foot rear yard, 50-foot side yard along northern property line, and 26-foot side yard along southern property line),</li> <li>• buffers (26-foot buffer with a fence along the rear and southern property lines and 15-foot buffer along the northern property line), and</li> <li>• Building heights (50 feet maximum, four-stories facing the rear of the site and 40 feet maximum, three-stories facing the northern and southern property lines).</li> </ul> </li> </ul>
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## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the construction of up to 180 age-restricted multi-family dwelling units at a density of 29.9 units per acre.
- Limits the maximum height of the buildings to 50 feet for the four-story portions and 40 feet for the three-story portions. Limits the total number of buildings on the site to three.
- Specifies that 100% of the units shall have at least one occupant who is 55 years of age or older. Commits to the community publishing and adhering to policies and procedures that demonstrate intent to operate as “55 or older” housing and compliance with HUD’s requirements for age verification.
- Specifies building materials and provides a number of building design and architectural standards.
- Provides access through two driveways to Randolph Road. The access points may be gated at locations to be determined during the permitting process. Parking is located behind the proposed buildings.
- Provides a 38-foot setback from the existing back of curb along Randolph Road where minimum required for the proposed district is 14 feet. The inner 20 feet of the setback may be utilized for private open space courtyards for ground floor units. A low decorative fence located at least two feet from the back of the sidewalk and not to exceed four feet may be used to enclose the courtyards.
- Specifies that balconies located on second and third floors may extend up to two feet into the 38-foot setback.
- Provides an eight-foot planting strip and 10-foot multi-use trail along the site’s frontage on Randolph Road.
- Provides the following buffer and yards along the northern property line (abutting townhomes):
  - Buffer – 15-foot “Class C” buffer with an eight-foot tall decorative opaque fence, utilizing existing trees and new trees. Buffers are not required by the Ordinance between multi-family developments.
  - Yard – 50-foot side yard, with parking and maneuvering between the building and the buffer. Minimum Ordinance standard for UR-2 (urban residential) is five-foot side yard, equivalent multi-family zoning would require a ten-foot side yard.
- Provides the following buffer and yards along the southern property line (abutting Randolph Oaks Ct, single family):
  - Buffer – 26-foot “Class C” buffer with an eight-foot tall decorative opaque fence extending along a portion of the buffer and utilizes existing trees and new trees. Buffers are not required in the UR (urban residential) districts, equivalent multi-family zoning would require a 25.5-foot wide “Class C” buffer with a fence.
  - Yard – 26 foot side yard. Minimum Ordinance standard for UR-2 (urban residential) is five-foot side yard, equivalent multi-family zoning would require a ten-foot side yard.
- Provides the following buffer and yards along the eastern property line (abutting single family homes):
  - Buffer – 26-foot “Class C” buffer with an eight-foot tall decorative opaque fence, utilizing existing trees and new trees. Buffers are not required in the UR (urban residential) districts, equivalent multi-family zoning would require a 25.5-foot wide “Class C” buffer with a fence.
  - Yard – 125-foot rear yard, with parking and maneuvering between the building and the buffer. Minimum Ordinance standard for UR-2 (urban residential) is ten-foot rear yard, equivalent multi-family zoning would require a 40-foot rear yard.
- Specifies that retaining walls may be located within the proposed landscaped buffers.
- Specifies that accessory structures and uses such as parking areas, detached garages, dumpsters, and water quality facilities may be located within the established rear and side yards but outside of the buffers.
- Commits to an internal sidewalk network connecting the parking and buildings on the site to the multi-use trail along Randolph Road.
- Commits to a ground level amenity courtyard as usable open space for the residents with an area of at least 5,000 square feet.
- Restricts location of staging and timing of construction.

### • **Existing Zoning and Land Use**

- The majority of subject property is zoned R-3 (single family residential) but is developed with an allowed institutional/religious assembly use (Scottish Rite) built in 1979. The northern portion of the site is a parcel developed with a single family home built in 1953 that was zoned R-8MF (CD) (multi-family residential, conditional) in 1995 to allow the expansion of the abutting

townhome development.

- Abutting the subject property to the north is a townhome development zoned R-8MF (CD) (multi-family residential, conditional). Abutting the townhome development to the north and west is an apartment development in R-17MF (multi-family residential) zoning. One block further north across Sharon Amity Road is the Cotswold shopping center, zoned CC (commercial center).
  - Abutting the site to the south is a small cul-de-sac of single family homes zoned R-4 (single family residential).
  - West of the site, at the rear, are single family homes in R-3 (single family residential) zoning.
  - Across Randolph Road, to the east, is an assisted living facility built in 1974 in R-3 (single family residential) zoning.
  - Other uses across Randolph Road are Providence Baptist Church and single family detached homes zoned R-3 (single family residential) and the Waltonwood assisted living facility zoned INST (CD) (institutional conditional).
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**  
Recent rezonings approved in the area include:
    - Petition 2015-097 rezoned 2.25 acres, located on the west side of Randolph Road and north of Sharon Amity Road, from CC (commercial center) to CC SPA (commercial center, site plan amendment) to allow for a small addition to the Harris Teeter retail use located in the Cotswold shopping center.
    - Petition 2014-118 rezoned 2.21 acres, on the east side of Randolph Road and north of Sharon Amity Road, from B-1 (neighborhood business) to MUDD-O (mixed use development, optional) for a Publix retail use.
    - Petition 2012-011 rezoned 8.44 acres, on Randolph Road south of the site and south of Wonderwood Drive, from UR-2(CD) (urban residential, conditional) to INST(CD) (institutional, conditional) for an assisted living facility with 125 beds.
  - **Public Plans and Policies**
    - The *South District Plan* (1993) shows the majority of the subject property as institutional. The plan shows the northern portion of the site as multi-family residential at eight units per acre, as amended by rezoning petition 1995-024.
    - The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of over 17 dwellings per acre as illustrated in the table below.
    - The *General Development Policies* also provide for consideration of additional factors when evaluating a higher density residential proposal. In this case, the provision of age-restricted senior living is considered to be an additional benefit.

Assessment Criteria	Density Category - over 17 du/a
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	1 (Yes)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	Yes – age restricted housing
<b>Minimum Points Needed: 14</b>	<b>Total Points: 14</b>

- The petition supports the *General Development Policies-Environment* by redeveloping an existing site in a developed area identified as a Mixed Use Activity Center, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
    - The primary transportation goal for this site is to improve walkability and bicycle accommodations, which is achieved by providing a 10-foot multi-use path along the property frontage. There will not be significant traffic impacts based on the expected vehicle trip generation. The trips associated with the proposed use typically do not occur during peak hours. The trip generation estimate for the existing fraternal lodge is based on very limited data.
    - **Vehicle Trip Generation:**  
Existing Uses: 200 trips per day (based on a single family home and fraternal lodge).  
Current Zoning Entitlements: 210 trips per day (based on nine townhomes and 13 single family homes).

Proposed Zoning: 620 trips per day (based on 180 age-restricted dwellings).

**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 proposed multi-family units are age-restricted and not projected to generate any students.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** See Advisory Comments, Note 13.
- **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.

**OUTSTANDING ISSUES**

Site and Building Design

1. Amend the proposed fence location to be along the inside edge of the buffers to reduce impacts to existing trees within the buffers.
2. Amend Note 5.d to specify that the fence will be located along the inner edge of the buffer along the western property line and amend the language to specify a 13-foot undisturbed tree save area within the buffer as indicated on the site plan and site cross-sections.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

3. Amend note 5.a to specify that the inner 20 feet of the setback is a transition zone and specify elements such as patios, private open space, low walls and above ground backflow preventers, are allowed within that transition zone.
4. Amend Note 5.a to change "sidewalk" to "multi-use trail."
5. Amend Note 5.b to say "may extend up to two feet into the transition zone described in Note 5.a."
6. Amend Note 5.c to specify that the multi-use trail will be paved.
7. Amend Note 5.d to remove the following, "the fence will not extend along the portion of the southern property boundary where the building abuts the landscape buffer."
8. Amend Note 5.f to prohibit retaining walls within the buffers.
9. Amend Note 5.o to state "Above ground backflow preventers will be screened from public view and will be located outside of the proposed buffers and outside of required setbacks except that they may be located within the transition zone described in Note 5.a."
10. Revise Note 6.i to include "and provide pedestrian connection to the multi-use trail along Randolph Road."
11. Amend the site plan to remove the southernmost sidewalk connection so that it is located outside of the buffer.
12. Amend the site plan to show the fence extending the entire length of the buffer along the southern property line.

**ADVISORY COMMENTS**

13. Charlotte Water has water system availability via the existing eight-inch water main located along Randolph Road and the two-inch water main located on Randolph Oaks Court and sewer system availability via the existing eight-inch gravity sewer mains located along Randolph Road and Randolph Oaks Court.

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**Attachments Online at [www.rezoning.org](http://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
  - Charlotte-Mecklenburg Storm Water Services Review

- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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