

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: R-12MF(CD) (multi-family residential, conditional) and BD(CD) (distributive business, conditional)
LOCATION	Approximately 9.52 acres located on the north side of South Tryon Street, east of Wrights Ferry Road and west of Steeecroft Parkway. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow up to 74 attached dwelling units (townhomes for sale) with a maximum height of 38 feet on a vacant parcel near RiverGate Shopping Center. The BD (CD) (distributive business, conditional) portion will allow a new public street to serve the townhouse community, or accessory uses associated with a climate controlled storage facility. The potential accessory uses could include but are not limited to buffers, screening, storm water and water quality structures, emergency vehicle turn around areas, and parking area and or maneuvering areas for parking.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Compton Contracting Co. BNA Homes, LLC Jeff Brown and Keith MacVean
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 15

STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition in its current form.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Steele Creek Area Plan</i>, which recommends residential up to four dwelling units per acre for this site, as well as the properties to the north and south of this site.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Staff does not recommend approval of the petition in its current form because the portion of the site being proposed for BD (CD) zoning for a climate controlled storage facility is inconsistent with the adopted residential land use recommendation for the site, per the <i>Steele Creek Area Plan</i>. • The proposed climate controlled storage use is out of character with the surrounding residential development. • However, staff would consider recommending approval of this petition if the climate controlled storage and related accessory uses are eliminated because: <ul style="list-style-type: none"> • The portion of the site recommended for townhomes is located between apartments zoned R-17MF (CD) (multi-family residential, conditional) and single family detached homes zoned R-3 (single family residential). • The proposed townhomes will provide a transition between the single family neighborhood and the higher density multi-family development. • The proposed site plan adheres to the <i>Steele Creek Area Plan</i> Residential Design Policies that support critical treatments pertaining to blank walls along pedestrian circulation areas; building orientation towards the internal street network; and encouraging on-street parking along public and private streets.
---------------------------------	--

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Proposes the development of an 8.31-acre portion of the site (Development Area A) with up to

- 74 for sale townhouse units under R-12MF (CD) (multi-family residential, conditional) zoning.
- Proposes rezoning a 1.05-acre portion of the site (Development Area B) to BD(CD) (distributive business, conditional). This area will be developed with a public street to serve the proposed townhouse community in Development Area A, or, as an Alternative Plan, will be used for accessory uses associated with a climate controlled storage facility such as, but not limited to, buffers, screening, storm water and water quality structures, emergency vehicle turn around areas and parking and/or maneuvering areas.
- Limits number of principal townhouse buildings to be built on portion of site to be rezoned to R-12MF (CD) (multi-family residential, conditional) to 18, and per ordinance on the portion to be rezoned to BD (CD) (distributive business, conditional).
- Allows a maximum building height of 38 feet or two stories for townhouse buildings.
- Dedicates to NCDOT (North Carolina Department of Transportation) a minimum of 67 feet of right-of-way from the existing center line of South Tryon Street.
- Provides an internal network of private streets to access townhouse units, with five-foot wide sidewalks on one side.
- Provides a 48-foot wide Class "C" buffer (reduced to 36 feet with a fence) along the property line abutting parcels zoned R-3 (single family residential), with buffer fence detail shown on the plan.
- Provides a Class "B" Buffer within Development Area B, as required per ordinance, if Development Area B is developed as part of the climate controlled storage facility as proposed by rezoning petition 2016-028 for the adjoining parcel.
- Proposes building materials used on principal buildings will be one or more of the following materials: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, vinyl, aluminum, stucco, EIFS, decorative block and/or wood.
- Proposes front door entrances for townhomes located within 15 feet of a sidewalk will be raised 24 inches above the average grade of the sidewalk.
- Proposes porches will form a predominate building element of the building design. Each unit will be constructed with a front porch with a minimum depth of six feet as generally indicated on the site plan.
- Proposes that units located on the interior of the site with end elevations directly across the proposed private street from units that front the same private street will be constructed with corner porches. Corner porches will extend a minimum of six feet from the front elevation and will have a minimum depth of six feet.
- Proposes that on the interior of the site end units that abut the internal private streets will have windows located on the end facades to avoid a blank street wall.
- Proposes that garage doors visible from the public or private streets will be recessed at least one foot behind the front building line to minimize the visual impact of the garage doors on the public and private streets.
- Identifies possible tree save/reforestation area.
- **Existing Zoning and Land Use**
 - The subject site is currently vacant.
 - Immediately to the east are apartments zoned R-17MF (CD) (multi-family residential, conditional). Further west and fronting South Tryon Street are retail and office uses zoned, O-1(CD) (office, conditional), B-1(CD) (neighborhood business, conditional), and CC (commercial center).
 - To the north and west are single family homes and an assisted living facility zoned R-3 (single family residential) and INST (CD) (institutional, conditional).
 - Directly abutting the site to the south, and fronting South Tryon Street, are single family homes on large lots zoned R-3 (single family residential).
 - Across South Tryon Street are vacant parcels, a hospital, a fire station, a residential home, and a religious institution zoned O-2(CD) (office, conditional) and R-3 (single family residential).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-028 (pending) proposes to rezone the abutting parcel to the south to BD (CD) (distributive business, conditional), with five-year vested rights for the development of up to 100,000 square feet of climate controlled storage space.
 - Petition 2013-060 rezoned approximately 3.56 acres located on the southeast corner at the intersection of South Tryon Street and Steele croft Parkway from R-3 (single family residential) to NS (neighborhood services) to allow a 30,000-square foot commercial development with a minimum 10,000 square feet for office uses or a 25,000-square foot commercial development with no office uses.
 - Petition 2011-083 rezoned approximately 22 acres located on the southwest corner of the intersection of Walker Branch Drive and Steele Creek Road from R-17MF(CD) (multi-family

residential, conditional) to CC (commercial center) to allow a 155,000-square foot shopping center adjacent to the existing RiverGate Shopping Center to include a mix of nonresidential uses.

- Petition 2011-082 rezoned approximately 11 acres located on the southwest corner of the intersection of South Tryon Street and Steele Creek Road from R-17MF(CD) (multi-family residential, conditional) and CC (commercial center) to CC (commercial center) and CC SPA (commercial center, site plan amendment) to allow a 100,000 square foot development that would be occupied with predominantly office uses along with supporting retail uses.
- **Public Plans and Policies**
 - The *Steele Creek Area Plan* (2012) recommends residential up to 4 dwelling units per acre for this site, as well as the properties to the north and south of this site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site will be accessed by a proposed road connecting to South Tryon Street. The primary transportation goal for this site is to preserve the future expansion of South Tryon Street from four to six lanes with protected bike lanes, which is achieved through right-of-way dedication. This petition will not significantly increase the amount of traffic compared to what can be built under the existing entitlements.
 - **Vehicle Trip Generation:**
Current Zoning: 330 trips per day (based on 28 single family dwelling units).
Proposed Zoning: 500 trips per day (based on 74 townhomes).

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 19 students, while the development allowed under the proposed zoning will produce 21 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is two students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Palisades Park Elementary from 97% to 99%
 - Southwest Middle to remain at 127%
 - Olympic High from 152% to 153%
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Engineering and Property Management:** See Advisory Comments, Note 8.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Land Use

1. The accessory uses associated with the climate controlled storage are inconsistent with the residential use recommended in the area plan and should be removed from the site plan.

Site and Building Design

2. Amend General Provisions Note 1c (Graphics and Alterations) to reflect only the first paragraph.

REQUESTED TECHNICAL REVISIONS

3. Delete Note 4(a).
4. Revise Note 4(g) to include "behind the front most building face, excluding porches..."
5. Revise Note 4(f) to include "will have multiple windows on all floors located on the end facades..."
6. Remove reference to building height for portion of site zoned BD(CD).
7. Clarify the acreage for Development Area A and B as they do not add up 9.52 acres on the rezoning application and overall acreage on the site plan.

ADVISORY COMMENTS

8. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. The property is located in the Wedge, therefore tree save shall be provided on site.

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

Planner: Claire Lyte-Graham (704) 336-3782