

REQUEST	Current Zoning: R-4 (single family residential) and MX-1 INNOV (mixed use, innovative) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 5.808 acres including 2.884 acres located on the west side of Statesville Road between Cindy Lane and Cochrane Drive and approximately 2.924 acres located on the east side of Meadow Knoll Drive and the north side of Cindy Lane near where Cindy Lane passes over Interstate 77. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to add undeveloped parcels to a previously approved residential development (O'Dillon Lakes - rezoning petition 2015-082), generally located east of Interstate 77 and north of Cindy Lane.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mark S. Butler and Susan Butler, et al Charlotte-Mecklenburg Housing Partnership, Inc. Jeff Brown, Keith MacVean, and Bridget Dixon
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to vehicular access and wetlands delineation.</p> <p><u>Plan Consistency</u></p> <ul style="list-style-type: none"> The proposed residential use is consistent with the <i>Northeast District Plan</i>. However, the requested residential density of 11.66 units per acre is not supported by the <i>General Development Policies</i>. <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> The proposed request adds additional property to the O'Dillon Lakes residential development which was originally approved in 2015. The proposed rezoning will be the second phase of the development. The overall development will include up to 750 residential units. However, this rezoning will not increase the total number of units nor will it increase traffic or impacts on schools beyond what has already been entitled via approval of the 2015 rezoning. The petition expands to proposed O'Dillon Lakes development which will help to stabilize 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. The subject site will have access to recreation, natural area, lake, and open space areas within the larger O'Dillon Lakes community.
---------------------------------	--

PLANNING STAFF REVIEW

- Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Land Use
 - The petition proposes an additional phase to O' Dillon Lakes residential community development that was approved via rezoning 2015-082 to allow the construction of 750 residential units of different types on approximately 64.33 acres.
 - Allows construction of up to 270 residential dwelling units in the three development areas

- (Development Areas B.2, E.1, and E.2) to be added to the previously approved O'Dillon Lakes development.
- However, this petition will not increase the total number of units for the entire development over the previously approved 750 units.
 - Development Area B.2:
 - Consists of approximately 2.884 acres and is located on the west side of Statesville Road between Cindy Lane and Cochrane Drive.
 - Allows construction of up to 150 multi-family residential units.
 - Development Areas E.1 and E.2:
 - Consists of approximately 2.924 acres located on the west side of Meadow Knoll Drive and the north side of Cindy Lane near where Cindy Lane passes over Interstate 77.
 - Permits up to 120 dwelling units in Development Areas E.1 and E.2 that may include single family detached units/lots, and/or attached dwelling units (duplex, triplex, quadraplex) and age-restricted multi-family units. The age restricted multi-family units may only be constructed on Development Area E.1 and may not exceed 110 units.
 - Transportation

Proposed Transportation Improvements to be made in conjunction with the development include:

 - Meadow Knoll Drive: Extend proposed roadway in Development Area E.1 to connect to Meadow Knoll Drive located within the Meadowhill neighborhood.
 - Statesville Road and Cochrane Drive/Arvin Drive: Install a crosswalk on the Cochrane Drive leg of the intersection.
 - 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.
 - Construct a concrete pad for a bus passenger shelter along Statesville Road and Cindy Lane when development occurs along each roadway. Petitioner will coordinate the location of the pads with CATS during the land development approval process.
 - Site and Building Design:
 - Limits building height for multi-family development to four stories; however, other dwelling types limited to three-story maximum.
 - Orients buildings in a way to enclose and define public space, open space and green space.
 - Provides commitments related to the treatment of ground floor elevations, materials for multi-family, architectural features such as porches, and façade treatments.
 - Prohibits parking or maneuvering for parking between the proposed buildings and abutting public streets (except Cindy Lane if reverse frontage is utilized).
 - Prohibits the rear of proposed single family detached dwelling units from being oriented toward the proposed or existing public streets.
 - Provides a 20-foot "Class C" Buffer with a six-foot fence along the western property boundary of Development Areas E.1 and E.2.
 - Provides a 20-foot "Class C" Buffer where Development Area B.2 abuts an existing residential use.
 - Limits detached lighting on the site to 21 feet.
 - **Existing Zoning and Land Use**
 - The portion of the site with frontage along Statesville Road (Development Area B.2) is currently developed with a duplex, single family homes, and a warehouse. This acreage is generally surrounded to the north, east, and south by residential, commercial, institutional, and industrial uses zoned R-4 (single family residential), B-2(CD) (general business, conditional), and I-1 (light industrial). Abutting the rezoning site to the west is O' Dillon Lakes residential development Phase I on 64.33 acres zoned UR-2(CD) (urban residential, conditional).

- The portion of the site adjacent to Cindy Lane and just east of Interstate 77 (Development Areas E.1 and E.2) is currently vacant and part of 56.9 acres rezoned from R-4 (single family residential) to MX-1 INNOV (mixed use, innovative) via petition 2000-162, to allow 269 single family detached homes and 72 single family attached homes. This portion is surrounded by residential neighborhoods (including O’ Dillon Lakes residential development Phase I), and office/warehouses zoned UR-2(CD) (urban residential, conditional), MX-1 INNOV (mixed use, innovative), R-4 (single family residential), and I-1(CD) (light industrial, conditional).
- See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2015-082 rezoned approximately 64.33 acres located on the north side of Cindy Lane and south of Cochrane Drive between Interstate 77 and Statesville Road from R-4 (single family residential) and B-2(CD) (general business, conditional) to UR-2(CD) (urban residential, conditional) in order to allow 750 residential units of a variety of housing types.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends single family up to four dwelling units per acre, for the 2.884-acre identified as Development Area B.2.
 - The *Northeast District Plan* (1996), as a result of a subsequent rezoning (petition 2000-162). recommends single family up to six dwelling units per acres, for the 2.924-acre included in Development Areas E.1 and E.2.
 - The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition does not meet the *General Development Policies* locational criteria for consideration of up to 11.66 dwellings units per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
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)
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 9

- **TRANSPORTATION CONSIDERATIONS**
 - This petition is an expansion of the area of an approved rezoning but does not expand the entitled land uses or trip generation of the original rezoning. CDOT has minor outstanding technical issues.
 - See Outstanding Issues, Item 1.
 - **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 270 trips per day (based on four single family dwelling units, a 3,600 square foot convenience store, and 3,182 square feet of warehouse uses);
 Entitlement: 260 trips per day (based on 11 single family dwelling units and 20 townhome units).
 Proposed Zoning: The number of trips per day will not be increased as the number of residential units will remain at 750 per rezoning petition 2015-082. The number of trips per day for the overall O’Dillon Lakes development is estimated at 5,600 trips per approved rezoning petition 2015-082 and the current rezoning.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** The developer must comply with the City’s Housing Policies if seeking public funding for this project.
- **Charlotte Fire Department:** The Fire Department states that no on street parking on roads less than 26 feet clear width is allowed.
- **Charlotte-Mecklenburg Schools:** There will be no increase in students since the total number of units was taken into account with the previous rezoning (rezoning petition 2015-082).
- **Charlotte-Mecklenburg Storm Water Services:** Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the

Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in-lieu-of onsite stormwater control devices.

- **Charlotte Water:** No issues.
- **Engineering and Property Management:** See Outstanding Issues, Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to Mecklenburg County Air Quality due to possible demolition or relocation of an existing structure.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

1. The petitioner needs to revise the site plan to depict and label there will be *no* new site access to either Statesville Road or Cindy Lane.

Environment

2. Engineering and Property Management states there are possible wetlands on site which need delineation.

Site and Building Design

3. There is a discrepancy on the site plan between the "Site Development Data" that indicates up to 200 residential dwelling units are proposed, and "Permitted Uses" Note 2.b. that states up to 270 residential dwelling units are proposed on the site. Revise site plan accordingly. Ensure all related information on both sheets is consistent.
 4. There is a discrepancy between site plan sheets regarding total acreage of the rezoning site. Revise all sheets accordingly for accuracy.
-

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 Fire Department 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
 - Transportation Review

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