

REQUEST	<p>Current Zoning: R-3 (LWPA) (single family residential, Lake Wylie Protected Area), NS (LWPA) (neighborhood services, Lake Wylie Protected Area), and BD(CD) (LWPA) (distributive business, conditional, Lake Wylie Protected Area)</p> <p>Proposed Zoning: CC (LWPA) (commercial center, Lake Wylie Protected Area), MUDD-O (LWPA) (mixed use development, optional, Lake Wylie Protected Area), O-1(CD) (LWPA) (office, conditional, Lake Wylie Protected Area) and NS SPA (LWPA) (neighborhood services, site plan amendment, Lake Wylie Protected Area), with five-year vested rights</p>
LOCATION	<p>Approximately 125.13 acres located on the southeast corner at the intersection of Brookshire Boulevard and Mount Holly-Huntersville Road. (Council District 2 - Austin)</p>
SUMMARY OF PETITION	<p>The petition proposes to modify an approved multi-use development to allow additional office square footage, a hotel, and a theater and to add property. The site is bounded by Mount Holly-Huntersville Road, Brookshire Boulevard, and the I-485 interchange.</p>
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	<p>Various Mt Island Promenade, LLC Jeff Brown and Keith MacVean, Moore and Van Allen PLLC</p>
COMMUNITY MEETING	<p>Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 81</p>

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design, buffers and screening, and transportation, as well as requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the adopted mixed use land use for the site, per the <i>Brookshire/I-485 Area Plan</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject property is located at the Brookshire Boulevard/I-485 interchange, a location that is identified as a Mixed Use Activity Center per the <i>Centers, Corridors and Wedges Growth Framework</i>. • The majority of the site was rezoned in 2008 to allow a major mixed use development at this location. • While this proposal makes some significant changes to the 2008 rezoning, most of the elements from the 2008 rezoning are retained and the requested rezoning will maintain the intent to develop a walkable multi-use development. • This rezoning request includes the following changes, and corresponding benefits, to the previous rezoning: <ul style="list-style-type: none"> • The addition of a corporate office park, which will add to the overall mix of uses; • Revisions to the transportation mitigation commitments, so that the commitments better meet the current transportation needs of the area; and • A revised connection from the proposed development to the Chastain Parc neighborhood, which provides less direct vehicular connectivity but a direct bike and pedestrian connection.
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PLANNING STAFF REVIEW

• Proposed Request Details

- The proposed request modifies the development standards for a previously approved, but unbuilt, project (rezoning petition 2008-031). The approval proposed a pedestrian-oriented, multi-use development with up to 415,000 square feet of retail; 165,000 square feet of office; 127,000 square feet of climate controlled storage; 765 attached and detached residential units; and an option for an elementary or secondary school.
- The current request includes the following changes:
 - Increases the office square footage, reduces the retail square footage, adds a hotel and reduces the number of residential units.

Proposed Use	Currently Approved	Proposed
Office	84,000 square feet	365,000 square feet
Retail	415,000 square feet (without a theater)	325,000 square feet (with a theater)
Climate controlled storage	127,000 square feet	127,000 square feet
Hotel	NA	200 rooms
Residential	765 units	600 units

- Introduces a corporate office park with a possible parking deck or surface parking;
- Eliminates the site for an elementary or secondary school;
- Introduces a hotel and motion picture theater as possible uses;
- Retains approved 127,000 square feet of climate controlled storage;
- Increases the number of uses that may have accessory drive-through windows from five to six.
- Modifies building layout for residential and non-residential uses;
- Modifies the internal road network and access points onto Mt. Holly-Huntersville Road Brookshire Boulevard (Highway 16), and Chastain Parc Drive; and
- Revises transportation mitigation requirements for the development.
- The proposed development is divided into seven distinct Development Areas. The site plan accompanying this petition contains the following provisions for each of the development areas:
 - Development Area A to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
 - Provides a series of interconnected and freestanding retail buildings, and outparcels with private streets that connect to the overall development's primary signalized, full access entrance onto Mt. Holly-Huntersville Road. This Development Area also incorporates urban open space and a CATS Park and Ride.
 - Uses to be allowed in this Development Area include up to 230,000 square feet of retail, EDEE (eating/drinking/entertainment establishments), general and medical office uses, an automotive service station with or without a convenience store, and personal services as allowed in the NS (neighborhood services) zoning district.
 - Up to five (5) uses with an accessory drive-through window, with only three (3) EDEEs (eating/drinking/ entertainment) uses with accessory drive-through windows. Other uses with accessory drive-through windows could include financial institutions, drug stores, dry cleaners, etc.
 - One (1) automobile service station with or without a convenience store.
 - The number of independent outparcels along Mt. Holly-Huntersville Road within Development Areas A and A-1 shall be limited to two.
 - Allowance for transfer of development square footage between Development Areas and B and vice versa.
 - Maximum 19 principal buildings will be allowed.
 - Buildings will be up to two (2) stories.
 - Development Area A-1 to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
 - Consists of an outparcel that accommodates office or retail uses and abuts a proposed public street accessing Mt. Holly-Huntersville Road.

- Uses to be allowed in this Development Area include up to 4,000 square feet for a bank, retail, EDEE (without an accessory drive-through window), general or medical office uses, and personal service uses as allowed in the NS zoning district.
- Only the bank use may have an accessory drive-through window.
- The number of independent out-parcels along Mt. Holly-Huntersville Road within Development Areas A and A-1 shall be limited to two.
- Up to two (2) principal buildings may be constructed.
- Buildings will be up to two (2) stories.
- Development Area B to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to CC LWPA (commercial center, Lake Wylie Protected Area)
 - Proposes freestanding buildings that will allow a mix of office and retail uses, a hotel, and a movie theater. This development area incorporates open space, a 50-foot undisturbed buffer, and tree save areas. The development area abuts a proposed public street with possible connection to Brookshire Boulevard.
 - Uses to be allowed in this Development Area include a 60,000-square foot motion picture theater, a hotel with up to 200 rooms, and up to 9,000 square feet of gross floor area devoted to retail, EDEE, and personal service uses as allowed in the CC zoning district.
 - The 60,000 square foot motion picture theater may be converted into 60,000 square feet of additional retail, EDEE, office, personal services uses as allowed if the theater is not constructed.
 - A maximum of seven (7) buildings may be constructed.
 - If the theater square footage is converted to other allowed uses, additional buildings may be added. The additional buildings will maintain the same general building orientation proposed by the theater and will be approved by Planning staff based on criteria established in the site plan notes.
 - Allowance for transfer of Development square footage between Development Areas and B and vice versa.
 - Buildings will be up to seven (7) stories.
- Development Area C to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to O-1(CD) LWPA (office, conditional, Lake Wylie Protected Area)
 - Proposes a corporate office campus that will occur in two (2) phases, and includes a future parking deck or surface parking area. This development area abuts proposed private and public streets that are part of an internal network with primary access onto Mt. Holly-Huntersville Road.
 - Uses to be allowed in this Development Area include up to 365,000 square feet of gross floor area of general office uses as allowed by right and under prescribed conditions in the O-1 zoning district.
 - Up to four (4) principal buildings.
 - Buildings will be up to seven (7) stories.
- Development Area D to be rezoned from BD(CD) LWPA (distributive business, conditional, Lake Wylie Protected Area) to MUDD-O (mixed use development, optional, Lake Wylie Protected Area)
 - Development Area D proposes climate controlled storage and non-residential uses and abuts a proposed public street with possible access to Brookshire Boulevard. This development area lies near the proposed movie theatre and hotel/office building and across from the proposed CATS Park and Ride.
 - Uses allowed in this Development Area include up to 127,000 square feet of climate controlled storage (warehousing within an enclosed building) with up to 3,000 square feet of non-residential uses as allowed in the MUDD zoning district on the ground floor level to activate the street. If the climate controlled storage is not constructed, up to 8,000 square feet of gross floor area of non-residential uses as permitted in the MUDD zoning district will be allowed.
 - Up to two (2) principal buildings.
 - Buildings will be up to four (4) stories.
- Development Area E to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment Lake Wylie Protected Area)
 - Development Area E accommodates a multi-family residential development with amenities, and abuts proposed public and private streets with access onto Mt. Holly-Huntersville Road. The proposed multi-family development also abuts a wet pond in the rear, along with a 50-foot buffer along a portion of the property line.
 - This Development Area is proposed to be developed with up to 500 residential dwelling units (multi-family, attached or detached dwelling units) per R-6 standards.

- Up to 125,000 square feet of general or medical office may be substituted for 236 of the allowed residential dwelling units.
- Up to 26 principal buildings.
- If the allowed multi-family units are converted to office square footage, additional or fewer buildings may be constructed in the area developed with office. The office buildings will maintain the same general building orientation proposed by the multi-family and will be approved by Planning staff based on criteria established in the site plan notes.
- Buildings will be up to four (4) stories.
- Development Area F to be rezoned from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
 - Development Area F proposes townhomes or single family homes accessible via a series of public and private streets connecting to Mt. Holly-Huntersville Road, and a connection to Chastain Parc Drive with a choker road design. The townhome site is partially bordered by a 90-foot undisturbed buffer.
 - Uses allowed in this Development Area are up to 100 attached or detached dwelling units "townhomes and single-family homes" as allowed in the NS zoning district.
 - Up to 34 principal buildings.
 - Buildings will be up to three (3) stories.
- Provides the following transportation commitments, based on development phases:
 - Phase One
 - Development Allowances:
 - Retail uses - 177,100 square feet
 - Gas station/convenience store, with up to 14 fueling positions
 - EDEE - Sit-down restaurants, up to 20,000 square feet
 - EDEE - Restaurants with accessory drive-thru window, up to 8,100 square feet
 - Transportation Improvements:
 - Improvements to the *Intersection of Brookshire Boulevard and Mt. Holly-Huntersville Road*, including an additional lane on Brookshire Boulevard.
 - Improvements to the *Intersection of Mt. Holly-Huntersville Road and Callabridge Court/Development Access "A"*, including construction of an eastbound right-turn lane on Mt. Holly-Huntersville Road, construction of dual left-turn lanes on the westbound approach of Mt. Holly-Huntersville Road, construction of a six-lane cross-section for the development access with two ingress (2) and four (4) egress lanes.
 - Improvements to the *Intersection of Mt. Holly-Huntersville Road and Callabridge Court/Development Access "B"*, including construction of an eastbound right-turn lane on Mt. Holly-Huntersville Road.
 - Phase Two
 - Development Allowances:
 - General or medical office - 182,500 square feet
 - Retail uses - 10,900 square feet (in addition to Phase One)
 - Financial institution with an accessory drive-through window – up to 4,000 square feet
 - EDEE (Sit-down restaurants) - 10,900 square feet of (in addition to Phase One)
 - Transportation Improvements:
 - Improvements to the *Intersection of Brookshire Boulevard and Mt. Holly-Huntersville Road*, including construction of a right-turn lane on the eastbound approach of Mt. Holly-Huntersville Road to provide dual right-turn lanes.
 - Improvements to *Mt. Holly-Huntersville Road*, including construction of an additional westbound travel lane from Chastain Parc Drive/Pump Station Road to Callabridge Court (Access A).
 - Phase Three
 - Development Allowances:
 - Climate controlled warehouse – 127,000 square feet
 - Multi-family –264 dwelling units
 - Attached or detached residential units – 93 Dwelling Units
 - Hotel - 200 rooms
 - General or medical office uses –467,500 square feet, or 236 dwelling units (either multi-family, attached or detached) in lieu of 125,000 square feet of office uses, and/or a motion picture theater with up to 60,000 square feet in lieu of 60,000 square feet less of general or medical office uses (in addition to Phases One and Two)

- EDEE - Sit-down restaurants, up to 9,000 square feet (in addition to Phases One and Two)
- Transportation Improvements:
 - Improvements to *Intersection of Brookshire Boulevard and Mt. Holly-Huntersville Road*, including conversion of the intersection to "continuous flow", addition of an exclusive right-turn lane on the southbound approach of Brookshire Boulevard, construction of a westbound right-turn lane on Mt. Holly-Huntersville Road at the intersection of Brookshire Boulevard to provide dual right-turn lanes.
 - Improvements to *Intersection of Mt. Holly-Huntersville Road and Development Access "C"*, including construction of an exclusive left-turn lane on the westbound approach of Mt. Holly-Huntersville Road, construction of a three-lane approach on the development access consisting of an exclusive left-turn lane, a through lane, and an exclusive right-turn lane.
 - Improvements to *Intersection of Mt. Holly-Huntersville Road and Chastain Parc Drive/Pump Station Road*, including construction of an exclusive left-turn lane on the westbound approach of Mt. Holly-Huntersville Road.
 - Possible Access "D" on Brookshire Boulevard (subject to NCDOT approval).
- Provides the following transportation commitments, in addition to those identified above:
 - A public street connection from the Riverbend Development to the existing Chastain Parc neighborhood will be made per Subdivision Ordinance Requirements. However, the opening will not occur until at least 150,000 square feet of the allowed uses within Development Area A have received a certificate of occupancy, and the first planned office building within Development Area C has also received a certificate of occupancy. The connection will use a "choker" road design and the configuration of the road network connecting to the Chastain Parc neighborhood will be configured as generally depicted on the site plan to avoid a direct connection from the site to the Chastain Parc neighborhood.
 - The Petitioner will construct one (1) speed table along public street 2 between the intersection of public street 1 and public street 4 as generally depicted on the site plan.
 - A speed hump on Chastain Parc Drive to be installed as a traffic-calming device when warranted based on CDOT procedures. Since the majority of traffic entering and exiting the proposed development will likely be residents of the existing subdivision, this traffic calming device should suffice; however, further evaluation of alternative traffic calming solutions may be necessary.
 - Construction traffic from the site will be directed to not use the connection to Chastain Parc Drive for ingress and egress.
 - The petitioner will construct a public and private street network, with sidewalks and planting strips, as generally depicted on the site plan. Public access will be granted on the proposed private streets.
 - The Petitioner will dedicate, in fee simple to NCDOT and before the site's first building certificate of occupancy is issued for in each phase, right-of-way necessary along Brookshire Freeway and Mt. Holly-Huntersville Road that encompass the required transportation improvements. The multi-use path may be placed on an easement if it falls outside of the right-of-way.
- Provides the following CATS related commitments:
 - 30 parking spaces for use by CATS for a Park and Ride; and
 - Construction of a waiting pad along Mt. Holly Huntersville Road.
- Provides the following commitments related to streetscape, buffer, landscaping, open space and screening improvements:
 - 24-foot landscape setback from back of curb along Mt. Holly-Huntersville Road along Development Areas A and A-1 frontages. An eight-foot planting strip and a 10- to 12-foot multi-use path will be located within the landscape setback.
 - 20-foot setback from the future right-of-way along Development Area C's frontage on Mt. Holly-Huntersville Road, with an eight-foot planting strip and a 12-foot multi-use path.
 - 50-foot landscape setback along I-485.
 - 90-foot undisturbed buffer along the eastern property boundary where abutting the Chastain Parc neighborhood.
 - To provide a neighborhood entryway, a commitment to install landscaping in the form of trees on both sides of Valley Walk Drive between Chastain Parc Drive and the site, provided consent granted by property owners of lots where improvements will be made.
 - Public open spaces in Development Area A as generally depicted on the site plan.
 - An improved open space area located within Development Area C that will be at least one acre in size.
 - A 20-foot pedestrian easement with a minimum of eight-foot sidewalk within Development

Areas C and E as generally depicted on the site plan. This easement and sidewalk will provide a pedestrian connection from Mt. Holly-Huntersville Road through Development Area C and E. The 20 foot easement area will be attractively landscaped and will contain seating and hardscape areas for pedestrians.

- Provides design commitments which address the following:
 - Building materials.
 - Illustrative building elevations reflecting design intent.
 - Design guidelines addressing architectural elements and treatment.
 - Commitment to ensure all retail buildings are architecturally integrated to complement one another.
 - Building entrance locations and connections to sidewalks.
 - Lighting, both attached and detached from buildings.
 - Commitments for alley access for parking areas/garages within residential Development Area F. If detached single family homes are built in Area F, access for parking/garages will be through a combination of alleys and direct access from public streets.
 - Architectural and Site Design Standards for attached dwelling units (townhomes) located within Development Areas E and F and for multi-family dwelling units located within Development Area E.
 - Site Design Elements for Development Area C (corporate campus) that include activated outdoor spaces, pedestrian connections through this Development Area, and features that promote a campus environment.
 - Requests optional provision to allow parking between the buildings in Development Area D and Brookshire Boulevard, Interstate 485 and Mt. Holly-Huntersville Road as generally depicted on the rezoning plan. Optional provision applies to the portion of the site zoned MUDD-O LWPA (mixed use development, optional, Lake Wylie Protected Area).
- Provides commitments pertaining to storm water management and erosion control, including:
 - Commitment to employ an enforcement officer, to be managed by the petitioner, to monitor compliance with erosion control, buffer and watershed protection requirements. The enforcement officer shall be empowered to take the actions to ensure the prompt correction of problems.
 - Special measures to address water quality and erosion control, especially during major rainfall events.
 - Monitoring and management of sedimentation in streams due to construction activity.
- **Existing Zoning and Land Use**
 - The site is currently vacant, but the land development process has begun for several building sites, under the current zoning.
 - Approximately 119 acres of the subject site was rezoned by petition 2006-060 from R-3 (LWPA) (single family residential, Lake Wylie Protected Area), R-4 (LWPA) (single family residential, Lake Wylie Protected Area), O-1(CD) (LWPA) (office, conditional, Lake Wylie Protected Area), and B-1(CD) (LWPA) (neighborhood business, conditional, Lake Wylie Protected Area) to NS (LWPA) (neighborhood services, Lake Wylie Protected Area) and BD(CD) (LWPA) (distributive business, conditional, Lake Wylie Protected Area) in order to allow 765 residential units, 360,000 square feet of retail, 165,000 square feet of office, and 127,000 square feet of climate controlled storage.
 - Rezoning petition 2008-031 was a site plan amendment for 116 acres of the previously rezoned site to allow an additional 55,000 square feet of retail and a potential reduction of 36,000 square feet of office. The request also allowed several site plan changes including the reallocation of multi-family residential units; alternate retail building locations and numbers; transportation modifications; and changes to the width of the buffer.
 - The remaining acreage that was not included in the 2008 rezoning is currently zoned R-3 (LWPA) (single family residential, Lake Wylie Protected Area) and developed with single family homes.
 - Two (2) administrative amendments have been approved in 2016 for site layout and elevations for the retail component of the development.
 - The site is located at a major intersection developed with a mix of retail, office, and residential uses.
 - To the north are vacant land, a religious institution, single family residential neighborhoods, attached residential homes, and retail uses zoned R-3 (MILPA) (single family residential, Mt. Island Lake Protected Area), R-3 (MILCA) (single family residential, Mt. Island Lake Critical Area), R-5 (MILCA) (single family residential, Mt. Island Lake Critical Area), R-5(CD) (MILCA) (single family residential, conditional, Mt. Island Lake Critical Area), BP (MILCA) (business park, Mt. Island Lake Critical Area), and B-1SCD (MILCA and MILPA) (shopping center, Mt. Island

- Lake Critical Area and Mt. Island Lake Protected Area).
- East of the site are single family neighborhoods and vacant land zoned R-3 (LWPA) (single family residential, Lake Wylie Protected Area).
- To the south, across Interstate 485, are scattered residential homes, vacant and undeveloped acreage zoned R-3 (LWPA) (single family residential, Lake Wylie Protected Area).
- West of the site, across Brookshire Boulevard, are single family homes, townhomes, apartments, retail and office uses zoned R-3 (LWPA) (single family residential, Lake Wylie Protected Area), R-12MF(CD) (LWPA) (multi-family residential, conditional, Lake Wylie Protected Area), B-1 (LWPA) (neighborhood business, Lake Wylie Protected Area), and CC (LWPA) (commercial center, Lake Wylie Protected Area).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The adopted land use for this site calls for mixed use (residential/office/retail) as per the *Brookshire Boulevard/I-485 Area Plan (2002)*.
 - The site is located within the Brookshire/ I-485 Mixed Use Activity Center, per the *Centers, Corridors and Wedges Growth Framework*.
- **TRANSPORTATION CONSIDERATIONS**

The site is bordered by I-485 and two major thoroughfares. The current site plan commits to both significant offsite transportation improvements along the adjacent major thoroughfares and creates a public street network through a system of internal public and private streets with connectivity to existing streets. However, CDOT continues to have significant concerns related to the design of the internal street network. Specifically, developing an adequate cross section at the main entrance to the retail portion of the site to avoid creating backups onto the major thoroughfare and creating a public street spine with standard streetscape through each development area. Additionally, the current site plan does not commit to providing pedestrian facilities on the northern side of Mount Holly -Huntersville Road that could occur in conjunction with pavement widening for vehicle mitigations along Mount Holly – Huntersville Road.

 - See Outstanding Issues, Notes 7 through 11 and Requested Technical Revisions, Items 19 through 24.
 - **Vehicle Trip Generation:**

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)
Existing Use	Vacant	N/A	0
Entitlement with Current Zoning	Mini-Storage Apartments Townhomes Office Retail	127k sf 500 dwellings 265 dwellings 129k sf 402.5k sf	23,356
Proposed Zoning – Alternative 1	Mini-Storage Apartments Townhomes Hotel Office Retail Gas Station Bank Restaurant Fast Food	127k sf 264 dwellings 93 dwellings 200 rooms 650k sf 188k sf 14 fueling pumps 4k sf 39.9k sf 8.1k sf	37,177 (Trips based on traffic impact study which separates retail uses according to the multiple use categories)
Proposed Zoning – Alternative 2	Mini-Storage Apartments Townhomes Hotel Office Retail Gas Station	127k sf 264 dwellings 93 dwellings 200 rooms 467.5k sf 240k sf 14 fueling pumps	22,875 (Trips based on combining all retail trips into one category)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 12.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 132 students, while the development allowed under the proposed zoning will produce 117 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Mountain Island Lake Academy 136% to 145%;
 - Bradley Middle from 106% to 107%; and
 - Hopewell High from 89% to 90%.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via existing 12-inch water distribution mains located along Overlook Mountain Drive and Callabridge Court. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESSite Design

1. Remove the note under "Optional Provisions" related to signs.
2. Relocate refuse areas so that they are not along the Main Street frontages.
3. Provide a more detailed site plan with annotated commitments to illustrate the design intent for Development Area C (corporate office campus).
4. Add the following language for the wet pond proposed in the rear of the development: "The above ground water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other like forms."

Buffers and Screening

5. Clarify the notes related to buffers as sheet RZ-1.0 refers to the 50-foot and 90-foot buffers as "undisturbed". Sheet RZ-2.0 refers to portions of these buffers as 50-foot buffers with "existing trees". The buffers within the water quality/buffer areas should be undisturbed. However, given the current clearing and grading activities on the site, the status of the trees within this area is currently unknown. Where there are deficiencies, the buffers should be provided at a minimum Class "B".
6. The parking/maneuvering areas must be screened from Brookshire Boulevard (Highway 16). A planting detail/cross-section should be provided.

Transportation

7. Extend the public right-of-way along street 6 from Mt. Holly-Huntersville Road through the street 5 intersection.
8. The petitioner should revise the site plan to include conditional notes related to improving the walkability and interconnectivity among land uses as follows:
 - a. Extend the sidewalk connection from street 3 to connect to the southern terminus of Chastain Parc, if approved by adjacent property owners, and clarify that improvements will not be made if the adjacent property owners do not approve.
 - b. Provide ten-foot multi-use path on the north of Mount Holly-Huntersville Road as transportation improvements are constructed.
 - c. Revise Note 5g to commit to implementing eight-foot planting strips and six-foot sidewalks along all the site's internal private network streets. Eight-foot hardscape with tree grates may be considered for planting strip.
9. Parallel parking spaces are preferred for on-street parking on public streets. However, reverse angle parking, (not head-in), on public street 6 is acceptable to CDOT only if the petitioner also includes a second southbound lane on the public street 6 segment between street 5 and street 7 (matching the street's northbound configuration).
10. The petitioner should revise the site plan to remove the proposed first driveway on street 5, east of street 6 (serving the proposed fueling station). This driveway is located too close to the street 6/5

full access intersection.

11. The petitioner should revise the site plan to indicate street 3 as a public street.
12. CATS requests the petitioner work with staff to develop a note to address bus routing through the site.

REQUESTED TECHNICAL REVISIONS

13. Under Site Development Data, note the existing and proposed zoning lie within the Lake Wylie Protected Area (LWPA).
14. Under Site Development Data, note proposed zoning is for five (5) year vested rights.
15. Under "Permitted Uses, Development Area Limitations" Note a, clarify if there are six (6) or seven (7) development areas.
16. Clarify if gates will be used and where they will be as Sheet RZ-2.0 contains what appear to be gates within the townhouse development. However, the development notes indicate that public access easements will be provided for private streets, and that private the streets will not be gated.
17. Confirm and label the sidewalk extending along street 3 (Public or Private) to connect to the R-3 (single family residential) zoned parcel to east. The sidewalk connection is drawn through the 50-foot buffer on Sheet RZ-2.0.
18. Petitioner needs to confirm that the maximum number of buildings proposed per development area does not conflict with the proposed conversion rights.

Transportation

19. In Note 4.1 remove the references to Figure IMP-1 on Sheet RZ-4.0.
20. Revise development notes to limit Area F to 93 dwellings to match TIS (traffic impact study).
21. Transportation notes should be revised as follows:
 - a. Consider moving the construction of the west bound left-over to "Phase One" to reduce construction impacts.
 - b. Include approximate 500-foot spacing between main intersection and crossover signals at the intersection of Brookshire Boulevard and Mount Holly-Huntersville Road in Phase 3 – Scenario 2
22. Pavement width and curblines for connection to Chastain Parc should match existing stub. Choker design should be implemented with curb extensions, not curblines modifications. CDOT does not support street narrowing as shown on current site plan.
23. The petitioner should submit supplemental traffic analysis to address the items identified in the 10/19/16 email.
24. All streets (public and private) should have a label and/or condition note referencing the typical street section. Public streets should be labeled with Charlotte Land Development Standards Manual typical section reference and right-of-way dedication.

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