

<b>REQUEST</b>	Current Zoning: NS (neighborhood services) Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)
<b>LOCATION</b>	Approximately 11.05 acres located on the southeast corner of the intersection of Highland Creek Parkway and Eastfield Road. (Council District 4 - Phipps)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow up to 190 age-restricted multi-family units in a single building on a vacant site located adjacent the Highland Creek community.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Highland Creek Investors, LLC Stream Realty Partners John Carmichael
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 26

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, site and building design, and environment.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Prosperity Hucks Area Plan</i> recommendation for residential development as an alternative to office/retail land use for this site. However, the requested density of 17 units per acre is inconsistent with the plan recommendation of up to eight units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The site is located within the predominately residential Highland Creek development.</li> <li>• It is currently zoned to allow up to 112,000 square feet of commercial uses.</li> <li>• The proposed age-restricted residential use is appropriate as the site is located between two single family subdivisions.</li> <li>• Although the adopted plan recommended a lower density for residential use, the nature of the proposed age-restricted use will minimize the impacts to the adjacent single family residential properties. Specifically:             <ul style="list-style-type: none"> <li>• The proposed use significantly decreases the traffic generation; and</li> <li>• It retains buffers abutting single family homes.</li> </ul> </li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Up to 190 age restricted multi-family residential units in a single building with drop off area, parking areas, garage units and carports.
  - Gated parking areas with provisions for emergency access.
  - Maximum building height of four (4) stories and 54 feet.
  - Proposed ingress/egress points onto Eastfield Road and Highland Creek Parkway.
  - Installation of a southbound left-turn lane on Eastfield Road at its intersection with Highland Creek Parkway.
  - Commitment to fund the total cost to implement a traffic signal, at the intersection of Eastfield Road and Highland Creek Parkway.
  - Dedication and conveyance of right-of-way measuring 58 feet from the existing centerline of Eastfield Road.
  - "Class C" buffers proposed along property lines abutting lots in residential use and/or with residential zoning.
  - Exterior building elevations facing Eastfield Road, Highland Creek Road, north and east. Labels

- proposed materials including Hardie siding, brick, local stone, and alternate stone.
- Notes vinyl, EIFS or Masonite may not be used as an exterior building material on the building. Vinyl may be used on windows, soffits, trim and railings.
- Limits freestanding lighting to 21 feet.
- **Existing Zoning and Land Use**
  - The site is zoned NS (neighborhood services) and is currently vacant.
  - Rezoning petition 2015-086 was a request to rezone the site to BD(CD) (distributive business, conditional) and NS SPA (neighborhood services, site plan amendment) to allow up to 122,000 square feet of self-storage, retail, and office uses. The request was withdrawn.
  - Rezoning petition 2008-068 rezoned the site from R-9 (PUD) (planned unit development) to NS (neighborhood services) in order to allow up to 112,000 square feet of retail, office, child care, and indoor recreation uses.
  - To the north, across Eastfield Road, are single family homes and Eastfield Regional Park in unincorporated Mecklenburg County.
  - To the east are single family residential homes and a compost facility zoned R-3 (single family residential), R-4 (single family residential), R-8(CD) (single family residential, conditional), and MX-2 (mixed use district)
  - West and south of the site, across Highland Creek Parkway, are single family homes and vacant land zoned R-3 (single family residential), R-4 (single family residential) MX-1 (mixed use district), MX-2 (mixed use district) and Inst(CD) (institutional, conditional).
  - 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 *Prosperity Hucks Area Plan* (2015) recommends office/retail land uses for this site, recognizing the previously adopted rezoning petition 2008-068.
  - The area plan also specified that residential uses including single family homes, townhomes, and other housing forms at a density of up to eight units per acre is appropriate at this location.
- **Town of Huntersville**
  - The Town of Huntersville has not identified any land use conflicts with this petition.
- **TRANSPORTATION CONSIDERATIONS**
  - The petitioner has agreed to implement several necessary transportation improvements near the site, including a warranted traffic signal at the Eastfield Road/Highland Creek Parkway intersection, a 150-foot southbound Eastfield Road left turn lane, and enhanced pedestrian improvements prior to the first CO being issued.
  - The site is located in the northeast quadrant of Eastfield Road, a major thoroughfare, and Highland Creek Parkway, a major collector street. The site is also located within a wedge, outside Route 4, and falls within the *Prosperity Hucks Area Plan*. The site was previously rezoned in 2008, requiring a Traffic Impact Study (petition 2008-068). The existing zoning required off-site transportation improvements, including intersection improvements and a new traffic signal at Eastfield Road/Highland Creek Parkway. The site's projected trip generation has been reduced due to the proposed land-use. Eastfield is a state-maintained facility and therefore NCDOT will be involved with the subject petition.
  - See Outstanding Transportation Issues, Note 1.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Use: 0 trips per day (based on vacant land).
      - Entitlement: 6,190 trips per day (based on 81,000 square feet of retail, 57,000 square feet of office, 12,500 square feet of daycare, and 18,000 square feet of recreation uses).
    - Proposed Zoning: 655 trips per day (based on 190 age restricted apartments).

**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 issues.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an

existing 12-inch water distribution main located along Highland Creek Parkway. In relation to the parcel under review, Charlotte Water has sanitary sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located in the eastern portion of Parcel 029-641-10.

- **Engineering and Property Management:** See Outstanding Issues, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

#### **OUTSTANDING ISSUES**

##### Transportation

1. The petitioner needs to verify if the proposed Eastfield Road site driveway will be permitted by NCDOT (North Carolina Department of Transportation).

##### Environment

2. Show 15% tree save (1.66 acres) on-site, based on gross acres.

##### Site and Building Design

3. Petitioner needs to remove the carports along Highland Creek Parkway.

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

4. Commit to a combination wall and planting screen along parking and vehicular areas facing public streets and provide a detail of the wall and planting screen.
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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 Fire Department Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Transportation Review

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