

REQUEST	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
LOCATION	Approximately 29.01 acres located on the north side of Mallard Creek Road, east of Beard Road and across Amanda Ellen Road. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes the modification of a conditional site plan to allow the development of a vacant parcel in the King's Grant area with 322 multi-family units at a density of 11.08 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Young E. Garrison Spectrum Properties Jim Guyton, Design Resource Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be consistent with the <i>Northeast Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends a mix of office, retail and multi-family uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The current zoning for the subject property allows the requested multi-family units, but requires that they are placed in mixed use buildings; and • Transportation network changes since the approval of the current conditional zoning make commercial development on the site, either free standing or in mixed use buildings, less feasible due to more limited access to the site; and • The petition removes the requirement that multi-family be located in mixed use buildings on this site; and • While changing the condition under which multi-family can be developed on this site, the petition does not propose to increase the number of allowed multi-family units in the larger development; and • The desired mixture of uses will still be provided in the overall development and Interstate I-485 interchange area; <p>By a 5-0 vote of the Zoning Committee (motion by McClung seconded by Fryday).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 1. An administrative request for petition 2000-132 to reduce the number of allowed multi-family units by 322 units has been submitted. 2. The required 50 and 75-foot "Class B" buffers along the northern and western edges of the subject site have been shown on the plan. <p><u>Transportation</u></p> <ol style="list-style-type: none"> 3. The street network and stub arrows have been drawn to reflect what was approved under the administrative amendment approved on 12-22-2016.
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	<p>REQUESTED TECHNICAL REVISIONS <u>Site and Building Design</u></p> <ol style="list-style-type: none"> 4. The "Approved by City Council" Stamp has been removed from the site plan. 5. "Petition 2017-033" has been added to the site plan and "Petition 2000-132" has been removed. 6. The petitioner's name has been added to the site plan and the previous petitioners name, Michael J. Fox, has been removed. 7. The existing and proposed zoning has been modified. 8. The site acreage has been modified to 29.08 acres. 9. The overall square footage allowances for the office, retail and hotel portion have been removed from the site plan. 10. A note has been added "that a portion of the proposed road may be constructed in the required buffer along the northern portion of the site to meet North Carolina Department of Transportation request for a new public street..."
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VOTE Motion/Second: Wiggins / Fryday
 Yeas: Fryday, McClung, Spencer, Watkins, and Wiggins
 Nays: None
 Absent: Lathrop and Majeed
 Recused: None

ZONING COMMITTEE DISCUSSION Staff reviewed the petition noting that this is a simple site plan amendment to accommodate residential outside of mixed use buildings located on the site. It was noted that the petition is consistent with the *Northeast Area Plan* and that staff is supporting this request.

There was no further discussion.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Allows the development of 322 multi-family residential units.
- Removes the requirement that residential uses must be in mixed use structures in the office area.
- Removes the office component from the subject site.
- The street network and stub arrows are shown to reflect what was approved under the administrative amendment approved on 12-22-2016.
- The required 50 and 75-foot "Class B" buffers along the northern and western edges of the subject site have been shown on the plan.
- An administrative request for petition 2000-132 to reduce the number of allowed multi-family units by 322 units has been submitted.
- No other changes are proposed for the original petition.

• **Public Plans and Policies**

- The *Northeast Area Plan* (2000), as amended by rezoning petition 2000-132, recommends a mix of office, retail and multi-family uses for the area in which the subject site is located.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare near the recently opened I-485 at Mallard Creek Church Road outside of the City limits. The current site plan has outdated base mapping and transportation notes that do not reflect recent coordination CDOT and NCDOT have had with the transportation consultants representing this and the adjacent parcel since the summer of 2016 to incorporate conceptual plans for the extension of Odell School Road and Amanda Ellen Road. While there are no notes on the current site plan that commit the petitioner to this coordination, CDOT anticipates that the petitioner will continue to work toward a mutually acceptable design and construction of the Odell School extension in conjunction with the subdivision ordinance requirements and NCDOT approval process.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 2080 trips per day (based on 322 multi-family units).

Proposed Zoning: 2080 trips per day (based on 322 multi-family units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No comments received.
 - **Charlotte Water:** No comments received.
 - **Engineering and Property Management:** No comments received.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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REQUESTED TECHNICAL REVISIONS

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326