

REQUEST	Current Zoning: R-8(CD) (single family residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 9.14 acres located on the east end of Starmount Cove Lane between Thorncliff Drive and South Boulevard (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes a residential community of up to 95 single family, attached dwelling units at a density of 10.39 units per acre on a vacant parcel, west of the Starmount neighborhood and within a ½ mile walk of the Arrowood Transit Station on the LYNX Blue Line.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Starmount-Presson Associates, LLC Pulte Home Company, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 21.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design along with the requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Arrowood Transit Station Area Plan</i> recommendation for moderate density residential use at up to 22 dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The proposed development provides for single family residential uses at a density of 10.39 units per acre. Although a somewhat circuitous route, the site is located within a ½ mile walk of the Arrowood Transit Station. • While the parcel is surrounded on three sides by single family residential in R-4 (single family) zoning, the site is isolated from and not connected to the single family neighborhood and is only accessed from Starmount Cove Lane off South Boulevard. • The petition provides a transition from the neighboring single family neighborhood to the north, south, and east to the more intensive residential and commercial development to the west along South Boulevard by providing the following: <ul style="list-style-type: none"> • Single-family attached units for a transition of housing types and density from the single family to the multi-family use west of the site; • A limit of a maximum of five individual units per building adjacent to the site's southern and eastern boundaries; • Building height limited to two stories and not to exceed 40 feet; • A 40-foot yard requirement abutting all single family parcels; and • A 34.5-foot wide landscaped area planted to a "Class C" buffer standard with a six-foot tall fence or wall abutting all single family parcels.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows up to 95 single family, attached dwelling units, at a density of 10.39 units per acre. Buildings are limited to two stories not to exceed 40 feet in height.
 - Limits the maximum number of units in each building to six, except along the southern and eastern boundary of the site where a maximum of five units per building is allowed.

- Provides vehicular access via Starmount Cove Lane. Proposes the construction of a traffic circle or a cul-de-sac in coordination with CDOT at the end of Starmount Cove Lane at the entry of the development and the multi-family development located adjacent to the west.
- Provides access to the dwelling units via a network of private streets with a mixture of on-street parking, planting strips, and sidewalks.
- Commits to a minimum of 15 visitor parking spaces.
- Commits to the construction of a sidewalk connection from the site to the existing sidewalk located along the south side of Starmount Cove Lane subject to CDOT approval and availability of right-of-way. The width of the sidewalk may vary and a planting strip may be installed if feasible.
- Specifies building materials and provides conceptual elevations. Also, provides architectural design standards including raised residential entries for privacy when the entrances are within 15 feet of a sidewalk and provision of windows or other architectural details to limit expanses of blank walls to 10 linear feet per story for all corner or end units facing a public or private street.
- Limits the number of units in each townhome building to six and a maximum of five units per building along the southern and eastern property lines abutting single family homes.
- Provides a minimum 40-foot rear/side yard abutting all adjacent single family parcels.
- Provides a 34.5-foot wide landscaped area planted to the standards of a *Class C* buffer with a minimum six-foot tall wall or fence abutting all adjacent single family parcels.
- **Existing Zoning and Land Use**
 - The subject property is a vacant nine-acre site with one way in and out from South Boulevard along Starmount Cove Lane. It was zoned R-8(CD) (multi-family residential, conditional) in 1999 to allow 43 small lot single family homes.
 - Adjacent to the west, also accessible only via Starmount Cove Lane, is a multi-family development zoned R-22MF (multi-family residential). Further west, fronting on South Boulevard, is a self-storage facility, zoned BD(CD) (distributive business, conditional). On the north side of Starmount Cove Drive are driveway access points to a small multi-tenant retail building and a gas station/convenience store, both zoned B-2 (general business).
 - Further to the west across South Boulevard is the Arrowood Transit Station, separated from the street by the light rail tracks, a freight rail line, and substantial grade change/retaining wall that prevents direct access to the light rail station. The station may be reached by going north to Arrowood Road and back south, a distance less than ½ mile.
 - Surrounding the subject property on three sides, to the north, east, and south, are single family homes in the Starmount neighborhood, zoned R-4 (single family residential). There are no stub streets or access points along these neighborhood edges and because of this there will be no connections to the neighborhood.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2012-027 rezoned 9.8 acres located on South Boulevard near Tiffani Lane and Hill Road to B-2(CD) (general business, conditional) to allow for expansion of an automobile dealership parking lot with associated structures on a vacant site adjoining the Starmount neighborhood.
- **Public Plans and Policies**
 - The *Arrowood Transit Station Area Plan* (2009) supports moderate density residential use at an average density of 22 dwelling units per acre, with lower densities at the edge of the single family neighborhood.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the end of a local street that connects to a major thoroughfare at an unsignalized intersection. One of the main goals for CDOT during our review of this petition was to encourage a walkable environment for this community. The current site plan commits to an offsite sidewalk extension along Starmount Cove Lane to close a gap from the development to South Boulevard.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant site).
 - Entitlement: 490 trips per day (based on 43 single family lots).
 - Proposed Zoning: 620 trips per day (based on 95 single family attached dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.

- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 25 students, while the development allowed under the proposed zoning will produce 16 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 impact the school utilization (without mobile classroom units) over current conditions as follows:
 - Starmount Academy to increase from 104% to 105%;
 - Camel Middle to remain at 108%; and
 - South Mecklenburg High to remain at 142%.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water main located along Starmount Cove Lane. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight inch gravity sewer main located in the Southwest portion of parcel 173-162-78.
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** Former pond on site appears to have been drained 16-18 years ago. Ensure no wetlands on site by providing a wetland determination letter.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site is located in a Wedge, and 15% tree save area is required to be shown on site.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Provide a pedestrian connection between the buildings in the center of the site to break up the blocks.
2. Show street trees within the planting strips along the internal private streets.
3. Amend the "Typical Unit Detail" to show a minimum six-foot deep stoop/porch and walkway connection from the unit to the sidewalk.
4. Provide annotated architectural elevations or annotate the conceptual elevation to highlight key design features and elements that break up the building facades (for example pitched roofs, differing building materials between stories and units, dormers, etc.)
5. Amend note 5A related to the 40-foot yard and the 34.5-foot wide landscaped area to specify that the private open space may be located within the interior 5.5 feet of the minimum 40-foot yard outside and not be located in the landscaped area.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

6. Amend note 4F to refer to the correct location of the conceptual elevations.
7. Add the previously provided note under "Architectural Standards" related to pitched roofs back into the development standards.
8. Change the word "or" to "and" in second sentence of note 4C related to the number of units per building.

Transportation

9. Amend the second sentence in note 3B to state, "If it is determined that the traffic circle depicted on the Master Plan is not feasible by CDOT or the petitioner in consultation with CDOT during the design phase, the project entrance may be reconfigured."
10. Amend the last sentence of note 3F related to the sidewalk along Starmount Cove Lane to clarify that the petitioner is not required to install street trees within any planting strip that may be provided along Starmount Cove Lane.
11. Combine note 3G related to the petitioner's obligation to install a sidewalk along Starmount Cove Lane with note 3I also related to the petitioner's obligations.

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 Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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