

<b>REQUEST</b>	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-3(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 2 acres located at the northeast intersection of Marney Avenue and Sam Drenan Road and east of Skyland Avenue. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of 80 senior multi-family units for a density of 40 units per acre on a vacant lot at the edge of the Grier Heights community.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Grier Heights Economic Development Foundation, Inc. Laurel Street Residential Walter Fields, Walter Fields Group, Inc.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 28
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be inconsistent with the <i>Independence Boulevard Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends office/industrial-warehouse-distribution uses for the subject site.</li> </ul> </li> <li>• However, 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: <ul style="list-style-type: none"> <li>• The subject site is a vacant parcel at the edge of the Grier Heights neighborhood; and</li> <li>• To the north and east side of the site is vacant land zoned for industrial use and accessed off of Latrobe Drive, which does not connect to the Grier Heights neighborhoods. The area to the south, across Sam Drennan Road, is developed with low density single family homes in the Grier Heights neighborhood, and the properties to the west are developed with retail and multi-family uses; and</li> <li>• The proposed multi-family development will provide a transition between the single family section of Grier Heights and the industrially zoned land along Latrobe Drive; and</li> <li>• In addition, the proposed elderly housing will complement the existing housing in the neighborhood and will provide aging residents with an opportunity to move into elderly housing while remaining in the neighborhood;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by McMillan seconded by Majeed).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> <li>1. A 20-foot setback from the future back-of-curb curb along Sam Drenan Road has been labeled on the site plan.</li> <li>2. Building elevations with annotated building materials consistent with the proposed conditional notes have been labeled on the site plan.</li> <li>3. Building entrances along Sam Drenan Road and Marney Avenue have been provided on the site plan.</li> <li>4. A note that expanses of blank wall will be no longer than 20 feet has been provided on the site plan.</li> <li>5. The centerline and dimension of distance to the future back of curb of all public rights-of-ways has been labeled on the site plan.</li> </ol>
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	<p>6. A maximum building height of 56 feet has been labeled on the building elevations.</p> <p><u>Transportation</u></p> <p>7. A note has been added that the petitioner will provide a new bench pad for a new bus stop on Sam Drenan Road along the site's frontage.</p> <p>8. A note has been added that dedication and fee simple conveyance of all rights-of-way will be provided to the City before the site's first building certificate of occupancy is issued. The right-of-way line will be located at two feet behind the back of the sidewalk where feasible or at the back of sidewalk at a minimum.</p> <p>9. A note has been added specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.</p>
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**VOTE**

Motion/Second: McClung / Sullivan  
 Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff presented this item noting that all outstanding issues had been addressed and that this petition is inconsistent with the *Independence Boulevard Area Plan*. There was no further discussion of this request.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
 (Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
 The site plan accompanying this petition contains the following provisions:
  - Proposes a residential development consisting of up to 80 multi-family residential units with a maximum of 90,000 square feet for age restricted senior housing.
  - Proposes 0.25 off-street parking spaces per unit for the development.
  - Proposes a single building up to three to four stories with a maximum height of 56 feet.
  - Vehicular access will be provided via Sam Drenan Road with on-street parking along Marney Avenue.
  - Eight foot-planting strip and six-foot sidewalk will be installed along all public street frontages.
  - 20-foot building setback along Sam Drenan Road.
  - Commits to the following design features:
    - Proposes building materials that will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, and/or wood.
    - Limits use of vinyl or aluminum to windows, soffits, canopies, and on handrails.
    - Minimizes scale and massing along a street frontage through use of a combination of options: varied roof lines; building corners; horizontal and vertical variations; or windows.
    - Commits to building elevations being designed with vertical bays or architectural façade features that may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
    - Variation of roof line by changes in height and or roof form.
    - Expanses of blank wall will be no longer than 20 feet.
    - Building entrances at the intersection of Sam Drenan Road and Marney Avenue.
- **Public Plans and Policies**
  - The *Independence Boulevard Area Plan* (2011) recommends a mix of office/industrial-warehouse-distribution uses.

**• TRANSPORTATION CONSIDERATIONS**

- The site is located at the unsignalized intersection of a local street and a minor collector. The current site plan commits to reconstruction of streetscape along the site's frontage to meet the current standards.
- **Vehicle Trip Generation:**  
Current Zoning:
  - Existing Use: 0 trips per day (based on vacant land).
  - Entitlement: 120 trips per day (based on nine single family structures).Proposed Zoning: 280 trips per day (based on eighty multi-family units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Housing and Neighborhood Services:**  
The proposed development is aligned with the Council's October 2016 Community Letter and will help achieve City Council's goal to increase the supply of affordable and workforce housing.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** This request will not impact the number of students attending local schools.
  - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via existing six-inch water distribution mains along Sam Drenan Road and Marney Avenue. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along Sam Drenan Road and Marney Avenue.
  - **Engineering and Property Management:**
    - **Arborist:** Trees located in the right-of-way of Marney Avenue are not authorized for removal based on the conditional notes and the conceptual site plan shown in this rezoning petition. The trees located in the street right-of-way along Marney Avenue must be protected during all phases of construction by tree protection fencing. All underground utilities shall be placed outside of the trees' protected root zone or be bored under the roots. The protected root zone extends six-inches for every 1-inch of tree diameter including private property. Contact the City Arborist's office (704-336-5753) for a permit if you plan to plant in the right-of-way. Street tree species must be approved before planting. The petitioner must submit a tree survey for all trees two-inches or larger located in the rights-of-way. In addition, the survey shall include all trees eight-inches or larger in the setback.
    - **Erosion Control:** No issues.
    - **Land Development:** No issues.
    - **Storm Water Services:** No issues.
    - **Urban Forestry:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- 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 Water Review
  - Engineering and Property Management Review
    - City Arborist Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review

- Mecklenburg County Parks and Recreation Review
- Transportation Review

**Planner:** Solomon Fortune (704) 336-8326