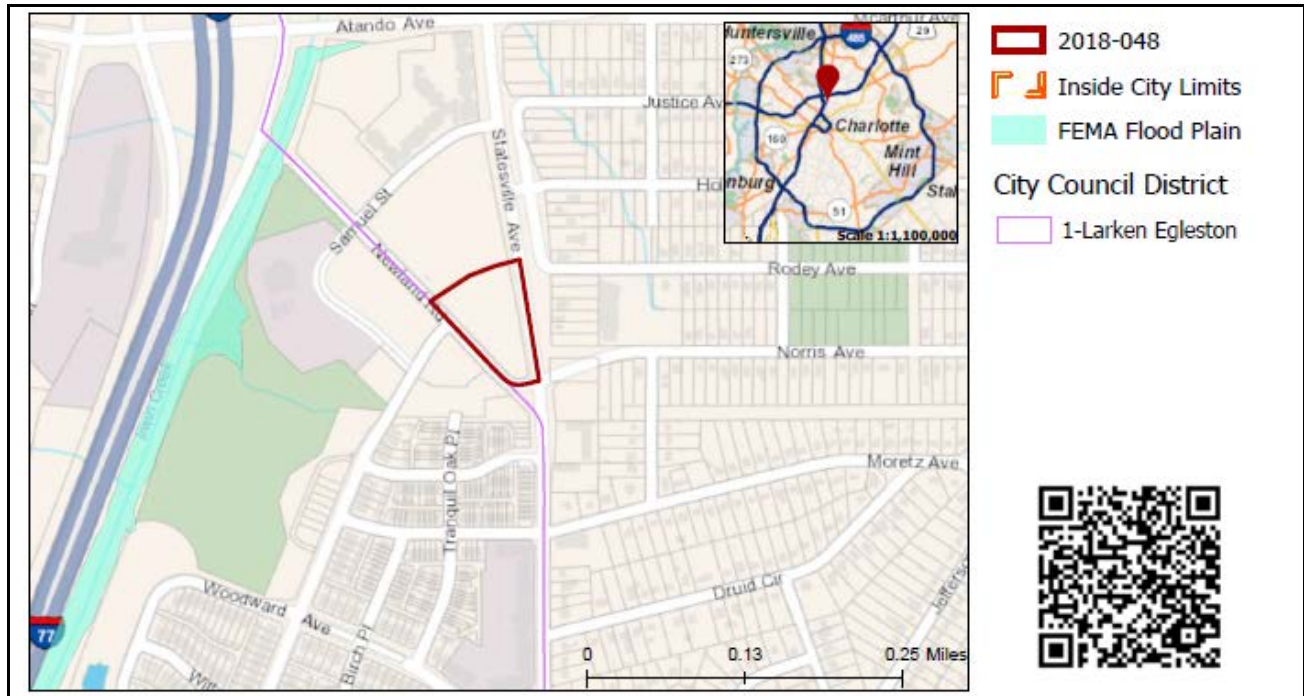


REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: O-1(CD) (office, conditional)

LOCATION

Approximately 1.52 acres located on the northwest corner of Statesville Avenue and Newland Road, west of Norris Avenue. (Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to develop the site with a medical office and community center facility, in two buildings within the Brightwalk development.

PROPERTY OWNER

Charlotte-Mecklenburg Housing Partnership

PETITIONER

Novant Health, Inc.

AGENT/REPRESENTATIVE

Jeff Manga, EMH&T

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site and building design.

Plan Consistency

The petition is inconsistent with the *Central District Plan* recommendation for multi-family residential uses.

Rationale for Recommendation

- The site is appropriate for office use given its location along Statesville Avenue and within the mixed use neighborhood of Brightwalk.
- The office use is compatible with and supports the mix of use along Statesville Avenue and the adjacent Brightwalk Retail Village located directly across Newland Road.
- The site design strengthens and supports the desired pedestrian-oriented development form along Statesville Avenue with the building oriented to the street and a plaza area at the intersection

- of Newland Avenue.
- The site design accommodates the future alignment of the drive entrance with Double Oaks Road, which would improve connectivity in the community.

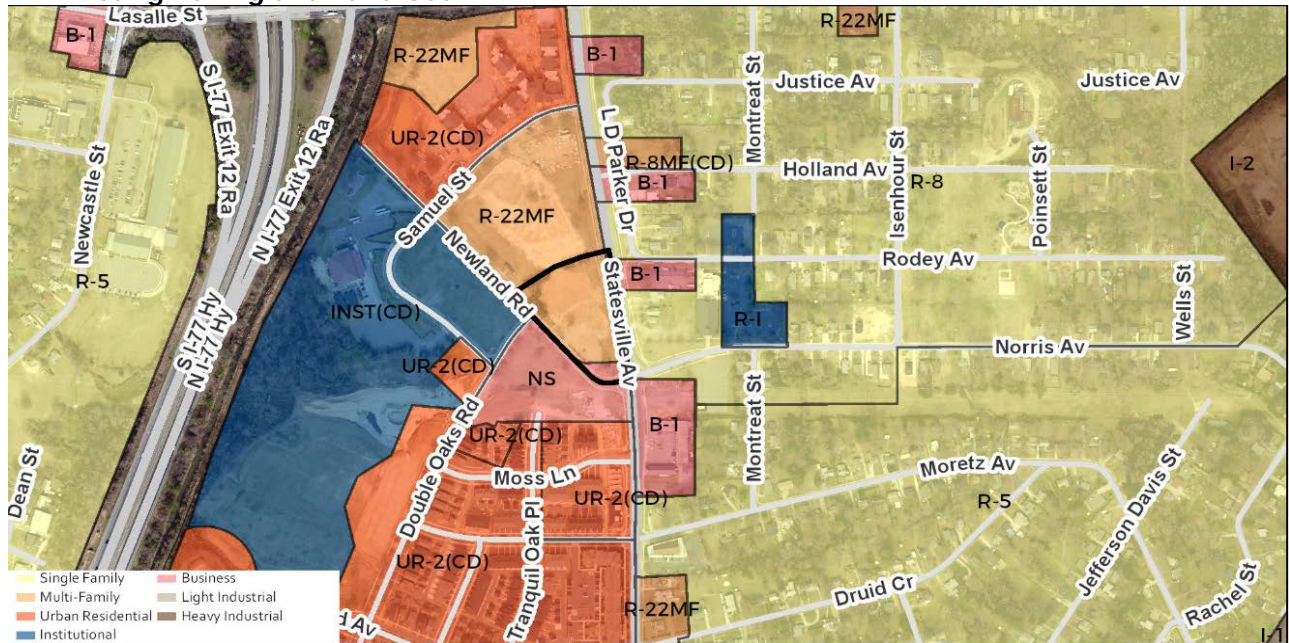
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- One principal building consisting of a 7,500 square foot medical office and a 4,000 square foot community center.
- Uses permitted in the O-1 district are permitted, with the exclusion of residential dwellings.
- Building walls facing Newland Road and Statesville Avenue will include glass store fronts.
- Building materials consist of brick, stone, precast stone and concrete, synthetic stone, cementitious siding, stucco, EIFS, decorative block, metal panels, and wood. Vinyl as a building material is prohibited except for windows, soffits, handrails.
- Blank walls in excess of 20 feet in length are prohibited.
- The ends of buildings facing public streets will provide architectural features to avoid blank street walls.
- A plaza area will be provided at the intersection of Newland Road and Statesville Avenue.
- Site may provide community art and a community garden.
- Vehicular access from Newland Road, which will align with Double Oaks Road.

Existing Zoning and Land Use



- The subject property is vacant.
- The rezoning site is surrounded by single family attached and detached dwellings, religious institutions, recreation, an assisted living facility, and retail uses along either side of Statesville Avenue.



The subject site was formerly a Parks & Recreation outdoor pool and is currently vacant.



St. Luke Missionary Baptist Church is located across Statesville Avenue from subject property.



New apartments are under construction along Statesville Avenue to the south of the subject property.



New Life Fellowship Church is located to the west of the property.

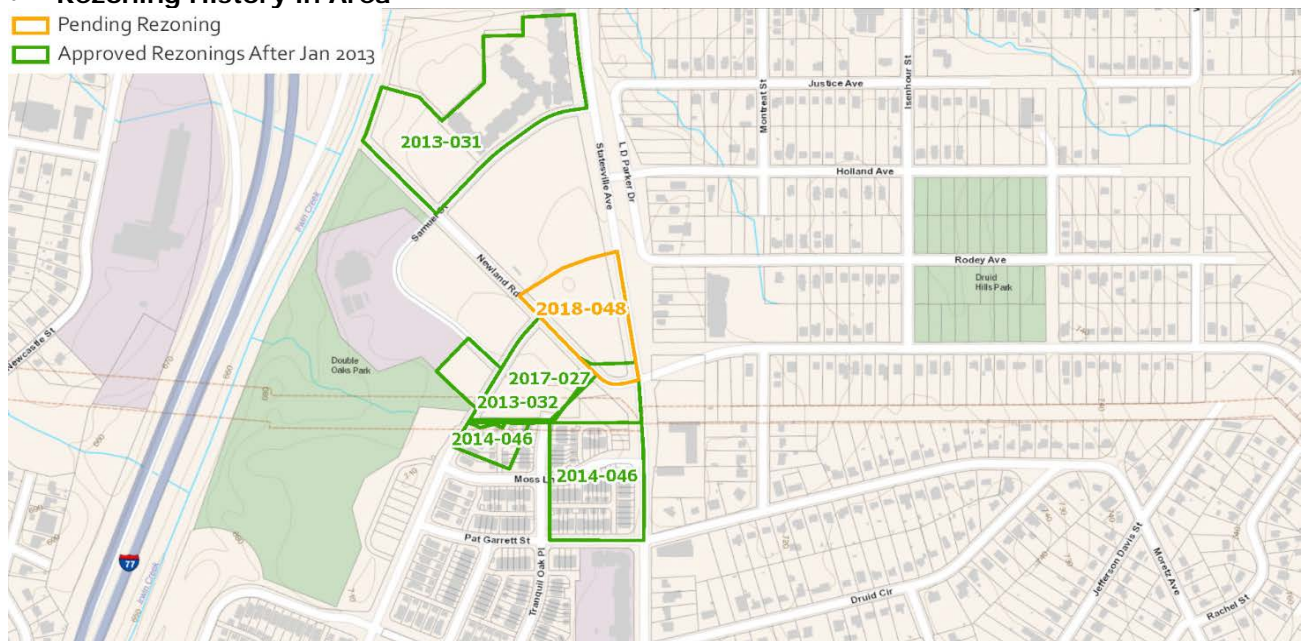


The Druid Hills Neighborhood is located to the east of the subject property.

• Rezoning History in Area

Pending Rezoning

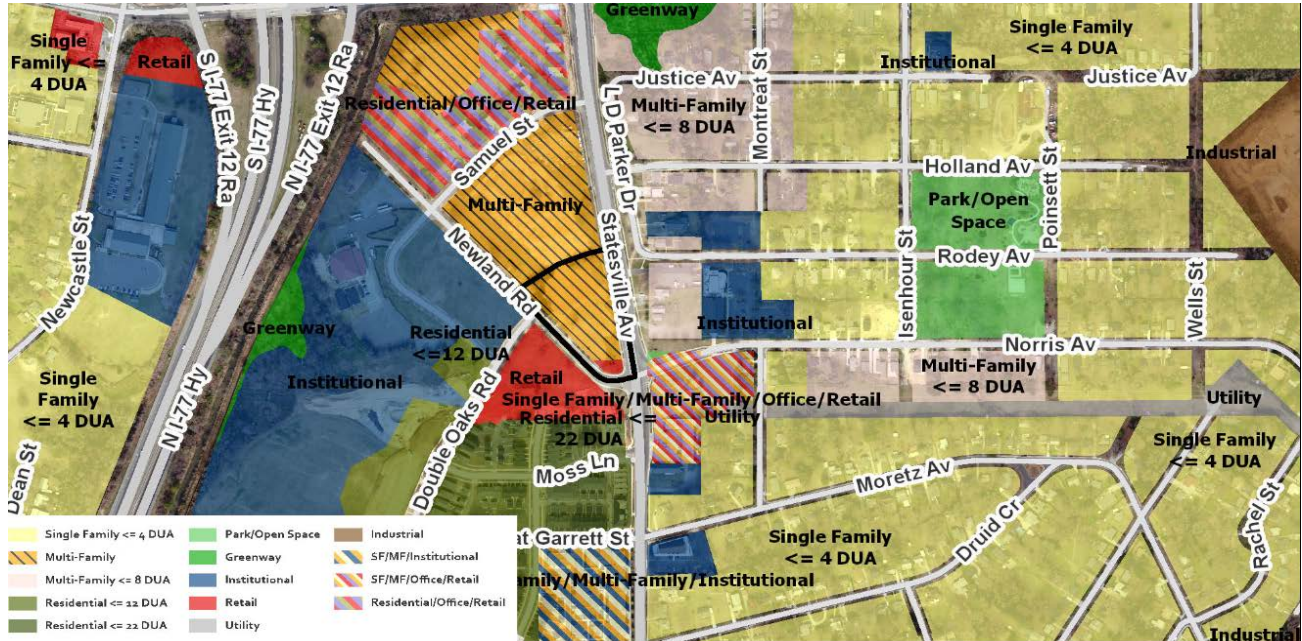
Approved Rezonings After Jan 2013



Petition Number	Summary of Petition	Status
2017-27	Rezoned 3.804 acres from R-22MF (multi-family residential) and UR-2(CD) (urban residential, conditional) to UR-2(CD) (urban residential, conditional) and NS (neighborhood services) to allow up to 20,000 square feet of non-residential uses and up to seven residential dwelling units.	Approved
2014-46	Rezoned 3.38 acres from R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional) to allow 118 residential units	Approved

	at 34.9 dwelling units per acre.	
2013-31	Rezoned 6.05 acres from -22MF (multi-family residential) to UR-2(CD) (urban residential, conditional) to allow of residential dwelling units and commercial uses as allowed per the urban residential district.	Approved
2013-32	Rezoned 2.05 acres to UR-2(CD) and UR-2(CD) SPA, urban residential, conditional and urban residential, conditional, site plan amendment to allow 75 multi-family dwelling units at a density of 36.58 units per acre.	

• **Public Plans and Policies**



- The *Central District Plan* recommends multi-family residential uses for the subject property.
- **TRANSPORTATION CONSIDERATIONS**
 - The site access will be from Newland Road and near a future traffic signal at Statesville Avenue. The future traffic signal and the Newland Road/Norris Avenue realignment at Statesville Avenue is the responsibility of Charlotte-Mecklenburg Housing Partnership as committed in Rezoning Petition 2017-027. Existing CATS bus stops are near the site.
 - See Outstanding Issues, Notes 1-2.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant lot).
 - Entitlement: 320 trips per day (based on 33 multi-family apartment units).
 - Proposed Zoning: 370 trips per day (based on 7,500 square-foot medical clinic, and 4,000 square-foot community center).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** Construction cannot obstruct use of the existing bus shelter 500 feet north of the development site.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The non-residential uses will not impact the school system.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch and eight-inch water distribution mains located along Statesville Avenue and via existing six-inch and eight-inch water distribution mains located along Newland Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Statesville Avenue and Newland Road.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee. The location of structures/driveways/other items illustrated on

the site plan are conceptual in nature and do not confirm or imply authorization by the City to remove any City trees located in street right of way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right of way. No trees can be removed from or planted in the right-of-way of any State maintained street (Statesville Avenue) without permission of NC Department of Transportation and the City Arborist's office. If trees are to be planted, they must be planted to meet NCDOT planting guidelines. A tree planting permit shall be obtained from NCDOT in coordination with the Arborist's office prior to planting trees in the NCDOT right of way following plan approved by the City. No trees can be planted in the right-of-way of any City maintained street (Newland Road) without explicit permission of the City Arborist's office. Tree species must be approved by the City Arborist's office prior to tree planting.

- **Erosion Control:** No outstanding issues.
- **Land Development:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan to provide an eight-foot planting strip and 10-foot sidewalk along the site's Newland Avenue frontage to match the proposed improvements by the Newland Avenue realignment under permit review. Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at back of sidewalk.

Environment

2. To comply with the NCDOT tree planting requirements on Statesville Avenue large maturing trees are required to be planted 10 feet from edge of travel lane due to the 35 MPH speed limit. In order for the site will be in compliance with the tree ordinance and the NCDOT planting guidelines, the width of the planting strip is required to be a minimum of 11.5 feet wide as measured from back of curb and/or the setback may be required to be widened. Reflect on the site plan.
3. The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.

Site and Building Design

4. Show and label the required 16-foot wide Class "C" buffer to north abutting R-22MF (multi-family residential) zoning.
5. Show and label streetscape along all public streets.
6. Clarify the number of principal buildings proposed as the site plan shows one building and the notes indicate two are allowed.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - 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: Sonja Strayhorn Sanders (704-336-8327)