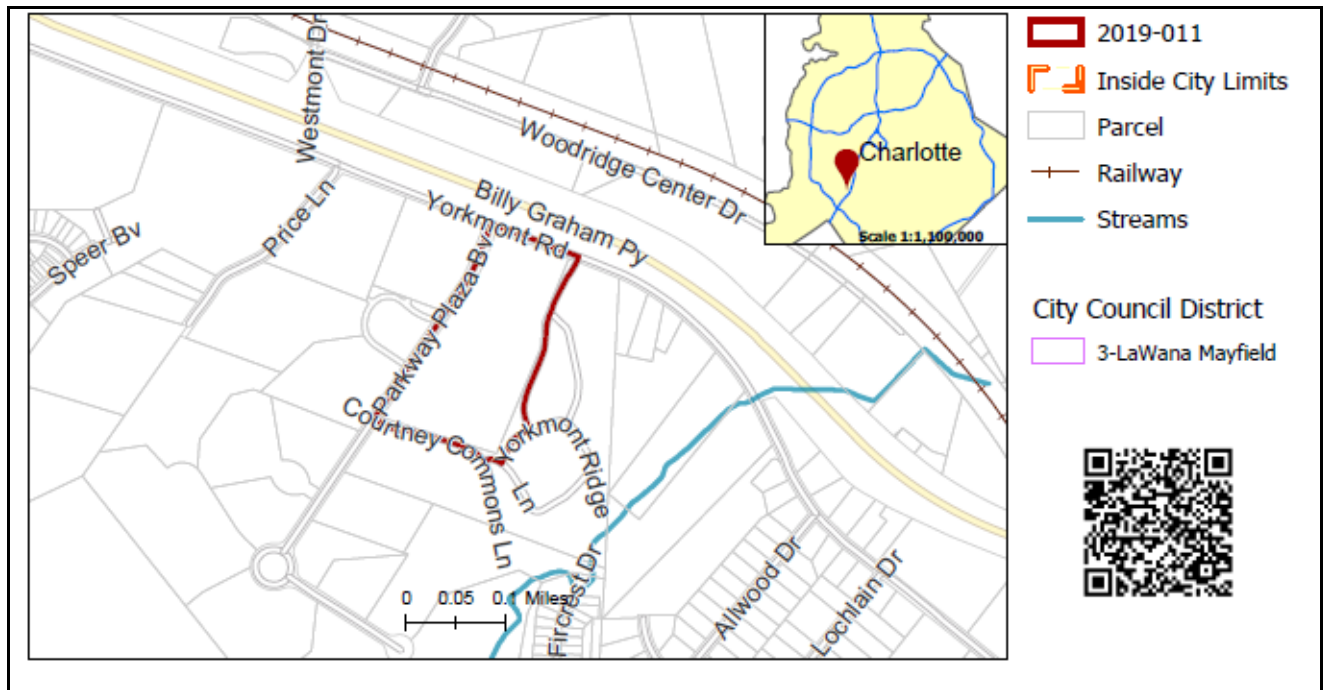


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 13.17 acres located on the east side of the intersection of Yorkmont Road and Parkway Plaza Boulevard.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow a multi-family residential development on a vacant parcel currently approved for office uses. The rezoning site is generally located between Billy Graham Parkway and West Tyvola Road, within the Old Coliseum Mixed Use Activity Center. This proposal will be a second phase of a larger apartment project, with Phase 1 directly abutting the rezoning site to the southeast and south and consisting of 280 multi-family units.

PROPERTY OWNER

MREI IV Courtney Land LLC

PETITIONER

Milestone Investments, LLC (Attn: Michael Sauer)

AGENT/REPRESENTATIVE

Bridget Grant, Dujuana Keys, & Jeff Brown, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Southwest District Plan* recommendation for multi-family residential and office land uses.

Rationale for Recommendation

- The proposed residential development is consistent with the recommended land use for the site, and is compatible with the existing residential development into which it will be integrated.

- The site is located within the Old Coliseum mixed use activity center, as per the Centers, Corridors and Wedges Growth Framework, which envisions an activity center with a more robust mix of uses, including moderate density residential.
- The site is surrounded by a mix of scattered single family homes, apartments, townhomes, commercial, institutional, and office uses, and vacant land, making this proposed project compatible with the existing land uses in the area.

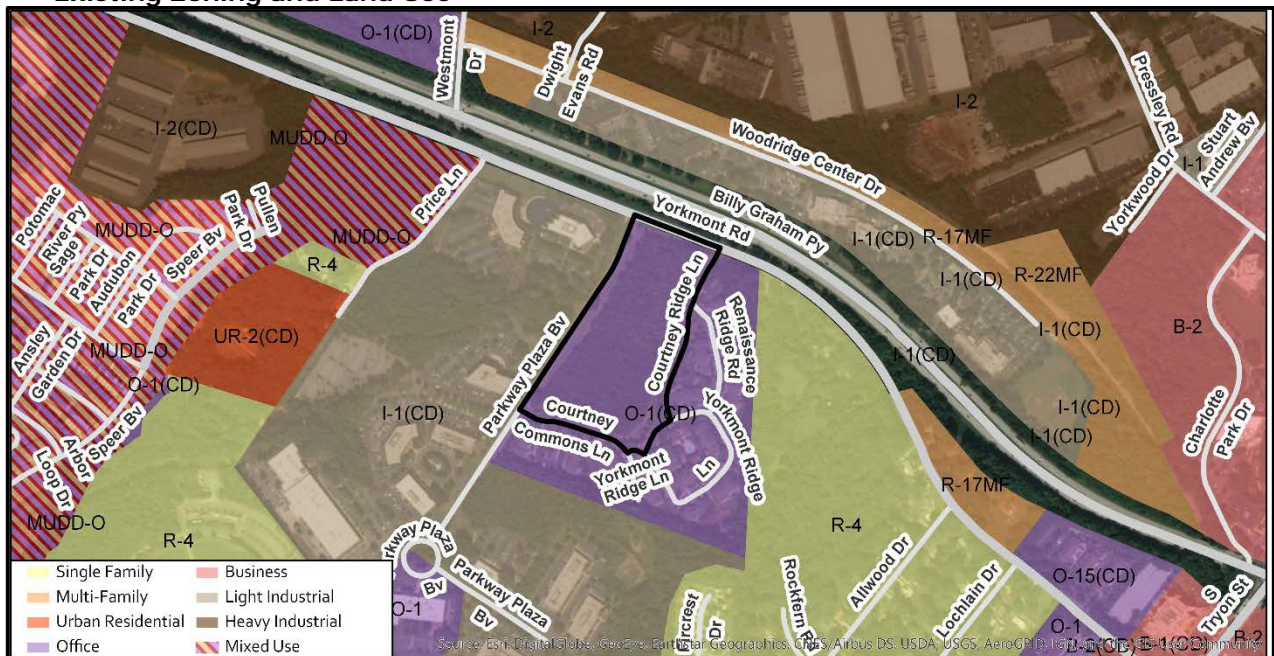
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 180 multi-family residential units at a density of 13.68 units per acre.
- Limits building height to three (3) stories, not to exceed 60 feet.
- Shows potential amenity building in southeastern portion of site.
- Commits to the following improvements:
 - Accesses site via Parkway Plaza Boulevard and connections to existing multi-family development abutting to the southeast and south.
 - Creates an internal network of private streets and drive aisles with parking areas, sidewalks and walkways.
 - Coordinates with CDOT on the installation of one 25-miles-per-hour MUTCD sign along Parkway Plaza Boulevard.
 - Dedicates 45 feet of right-of-way from the centerline along Yorkmont Road.
 - Provides 8-foot planting strips and 8-foot sidewalks along Parkway Plaza Boulevard and Yorkmont Road.
- Commits to the following architectural standards and parking location restrictions:
 - Proposes building materials to be a combination of the following: glass, brick, stone, simulated stone, precast stone, precast concrete synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
 - Notes principal and accessory buildings directly abutting Parkway Plaza Boulevard and Yorkmont Road will comprise a minimum of 20% of that building's entire façade along such network street using brick, natural stone (or its synthetic equivalent), stucco, hardi, or other approved material.
 - Utilizes building placement and site design to focus on and enhance pedestrian environment throughout the site via façade presentation; parking lot location; building massing and height; limitations on blank walls; and modulations.
- Illustrates potential tree save/replant areas and approximate location of stormwater facility.

• Existing Zoning and Land Use



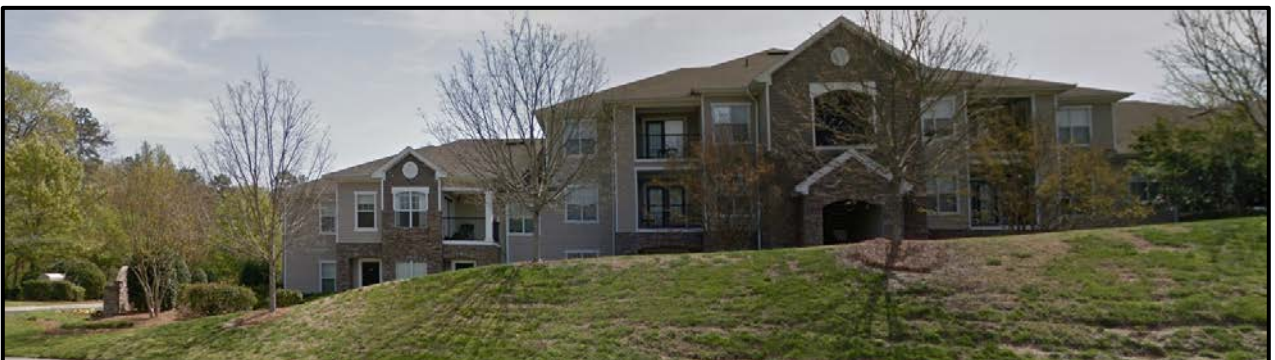
- The site is currently vacant and is surrounded by a mix of single family homes, apartments, townhomes, commercial, institutional, office uses, and vacant land. The Regional Farmer's Market and City Park mixed use development are to the west, and Renaissance Park is to the south.
- The site is part of a larger 36.8-acre tract rezoned from I-1(CD) (light industrial, conditional) via petition 1998-050C to allow 200,000 square feet of office uses, and 280 multi-family residential units at a density of 12.04 units per acre. The 280 units have been constructed, and the acreage approved for the office component is now the subject of petition 2019-011.



The subject property is vacant.



Billy Graham Parkway borders the property to the north.

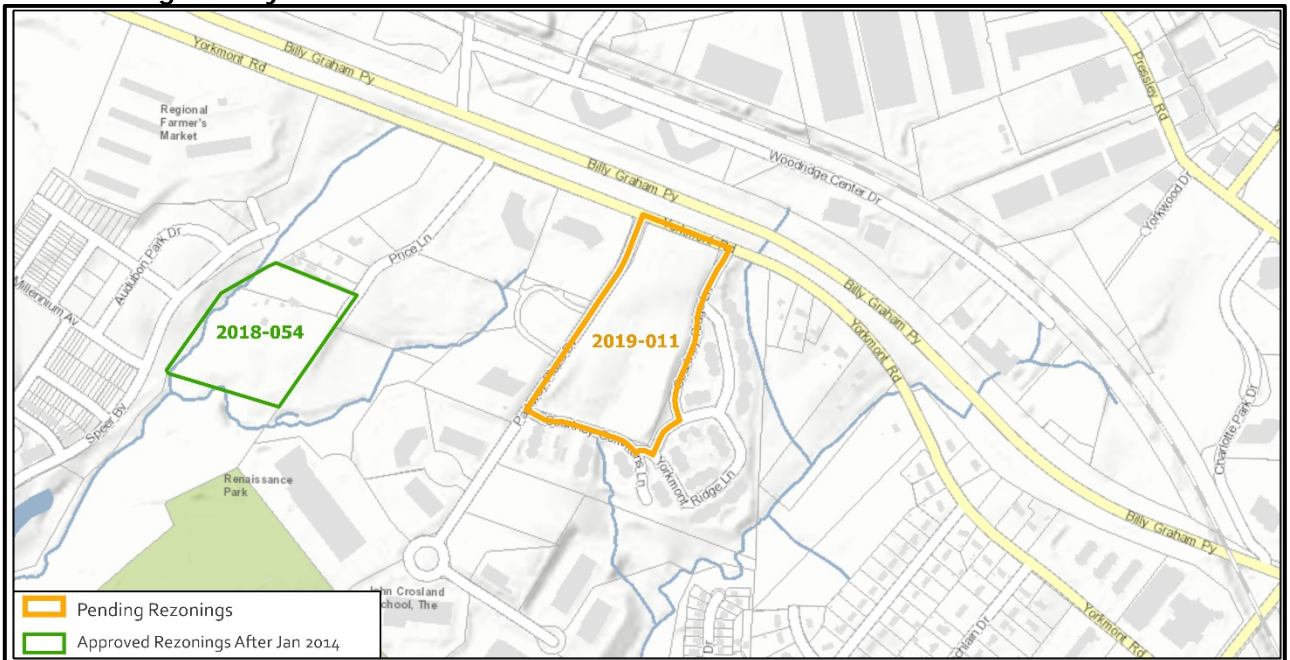


The property to the east and south along Courtney Ridge Lane is developed with apartments.



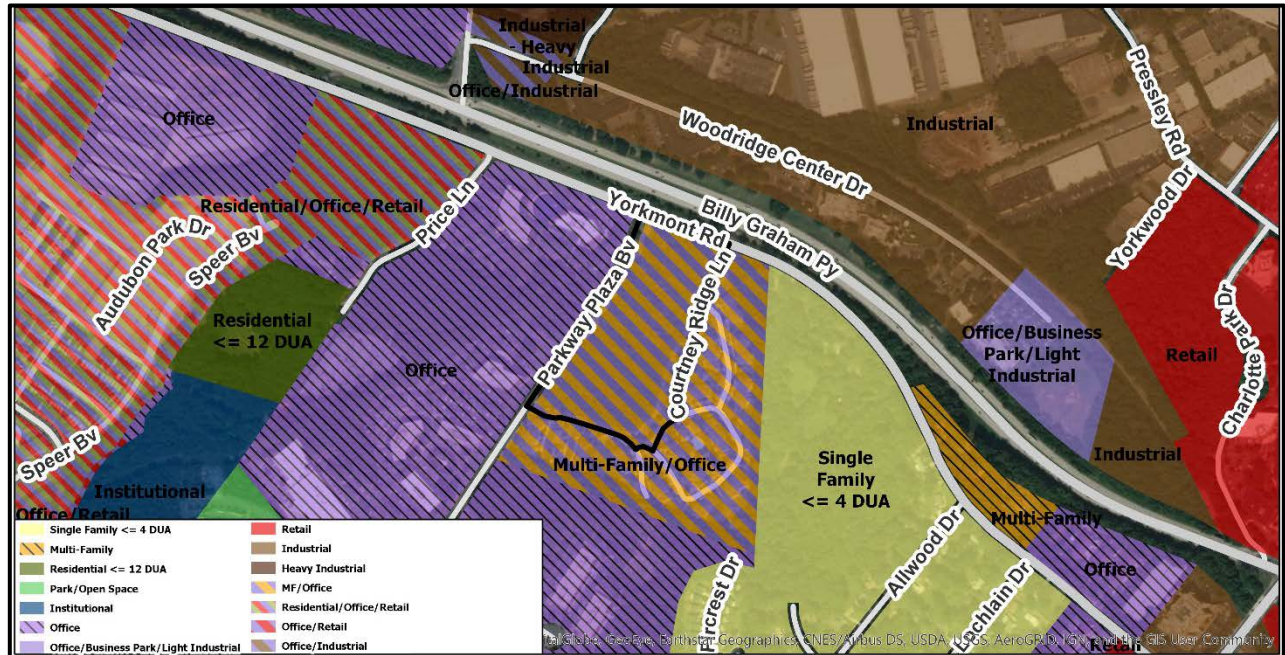
The property to the west along Parkway Plaza Boulevard is developed with an office park.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-054	Rezoned approximately 9.2 acres to allow 80 townhomes at a density of 8.7 units per acre.	Approved

- **Public Plans and Policies**



- The Southwest District Plan (adopted 1991) recommends office land use for this site and surrounding area.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located along a local road and a minor thoroughfare. The site commits to dedication of right-of-way, improved streetscape, and installation of a 25-mile-per-hour sign. CDOT is requesting the petitioner update the site plan and notes to show the correct future back of curb along Yorkmont. CDOT is also requesting that the petitioner update the speed limit signage note to install along the sign along the proposed road.
 - See Outstanding Issues, Notes 1-2: [Addressed](#)
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 2,080 trips per day (based on 200,000 square feet of office).
 - Proposed Zoning: 1,320 trips per day (based on 180 apartments).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** There is an estimated need for approximately 24,000 affordable housing units in the City of Charlotte. To increase the supply, developers are encouraged to assist in providing homes at diverse price point to meet increased housing demand.
- **Charlotte Fire Department:** Fire hydrant must be within 750 feet of most remote point of building as truck travels.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate no students, while the development allowed under the proposed zoning will produce 63 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 63 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Pinewood Elementary from 96% to 103%
 - Sedgfield Middle from 87% to 88%
 - Harding University High from 134% to 135%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 8-inch water distribution mains located along Yorkmont Road and Parkway Plaza Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Parkway Plaza Boulevard.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **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 comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Yorkmont Road The location of the future back-of-curb is 19 feet from the centerline of road. Label and dimension from the centerline. Site plan shows future back-of-curb 29 feet from centerline. Update the site plan and conditional notes to show the future back-of-curb to be 19 feet from centerline as described above.~~ Addressed
2. ~~Update 4.A. to commit to installation of signage within proposed new road.~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
- Pre-hearing Staff Analysis
- Post-hearing Staff Analysis
- Zoning Committee Recommendation
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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