

<b>REQUEST</b>	Current Zoning: MX-3 (LLWCA), mixed use, Lower Lake Wylie Critical Area Proposed Zoning: MX-3 SPA (LLWCA), mixed use, site plan amendment, Lower Lake Wylie Critical Area
<b>LOCATION</b>	Approximately 5.9 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to increase the single family density for a portion of the original Palisades rezoning from 3.9 dwelling units per acre to 4.91 dwelling units per acre for a total of 29 attached dwelling units. The overall density of the original Palisades rezoning increases from 3.87 to 3.89 dwelling units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Wilkison Partners Palisades, LLC Wilkison Partners, LLC Michael L. Boston
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 5-0 to <b>DEFER</b> this petition to their June 25, 2014 meeting.
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<b>VOTE</b>	Motion/Second: Allen/Walker
	Yeas: Allen, Dodson, Labovitz, Sullivan, and Walker
	Nays: None
	Absent: Nelson and Ryan
	Recused: None

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

**PLANNING STAFF REVIEW**

- **Background**
  - The subject parcel was rezoned under petition 2001-016(C) for the Palisades Development.
  - The approved site plan rezoned 1,068.9 acres to MX-3 (mixed use) to allow the development of 4,145 residential single family and multi-family units with an overall residential density of 3.9 dwelling units per acres.
  - The approved site plan allowed for several “village residential” components which allowed up to 5.1 dwelling units per acre.
  - The site plan called for single family development up to 3.9 dwelling units per acre on the subject site.
- **Proposed Request Details**

The site plan accompanying this petition contains the following changes:

  - Maximum of 29 attached single family townhomes for a density of 4.91 units per acre.
  - A 17-foot planting strip and six-foot sidewalk along Shelburne Farms Drive and Youngblood Road.
  - A four-foot tall berm or wall/fence with tree and/or plantings along the project frontage on Shelburne Farms Drive and Youngblood Road West.
  - Eight-foot planting strip and six-foot sidewalk along the internal private streets.
  - Building elevations for the proposed structures.
  - Pedestrian connection to the existing amenity area south of the subject site.

- A 25.5-foot Class “C” buffer with a fence along the east property edge abutting the existing single family homes in R-3 (single family residential) zoning.
  - Off-street guest parking internal to the site.
  - Freestanding lighting limited to 20 feet in height.
  - Innovative provision requests (which are considered for approval by the Zoning Committee) include:
    - Allowing minimum lot area to be 4,000 square feet.
    - Allowing minimum side yard to be five feet.
    - Allowing the minimum 32-foot front setback to be measured from the back of curb.
    - Allowing the minimum side yard at the right-of-way to be ten feet.
    - Allowing minimum rear yard to be ten feet.
  - **Public Plans and Policies**
    - The *Steele Creek Area Plan* (2012) recommends residential at up to four units per acre for the subject site.
    - The petition is consistent with the *Steele Creek Area Plan* recommendation of up to four dwelling units per acre. While the density of the property included in the site plan amendment is approximately 4.91 dwelling units per acre, the overall density of the original rezoning for the overall Palisades development, of which this petition was a part, will remain below four dwelling units per acre at approximately 3.89 dwelling units per acre.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** The petitioner should provide a public street connection to the eastern edge of the property to comply with the City of Charlotte Subdivision Ordinance.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:**
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- The petitioner should:
  1. Provide a public street stub to the eastern edge of the property to comply with the Subdivision Ordinance.
  2. Change the first private street cross section to a public street cross section.
  3. Modify and only list the innovative standards that are changes from minimum zoning ordinance standards.
  4. Label and note that an eight-foot planting strip and six-foot sidewalk will be provided on both sides of the street for all private streets.

5. Show the number of off-street guest parking spaces which will be provided.
  6. Modify the area shown for guest parking and label it as a parking envelope and not common open space.
  7. Provide a note and show that the off-street guest parking area will be screened with five-foot tall shrubs on all three sides.
  8. Label the elevations and add a note identifying the proposed building materials.
  9. Provide a detail of the proposed ornamental fence.
  10. Label and note the proposed percentage of tree save area for the areas shown on the site plan.
  11. Modify the note under streetscape and landscaping to read, "The petitioner reserves the right to install an entrance feature at the driveway connection to Shelburne Farms Drive subject to approval by North Carolina and Charlotte Departments of Transportation."
  12. Submit an administrative request for Petition 2001-016C and reduce the number of "village residential" units by 29 units prior to the City Council decision.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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