

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
September 13, 2010
5:00 P.M.

<p>Tammie Keplinger</p> <p>Protest Sufficient</p>	<p>1. Petition No. 2010-022 by Housing Authority of the City of Charlotte for a change in zoning of approximately 16.70 acres located south of the intersection of South Boulevard and South Caldwell Street and bounded by Templeton Avenue and Euclid Avenue from TOD-M(CD) and R-22MF to TOD-MO and TOD-RO.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 15 (July 19, 2010 Council Agenda)</p> <p>Update: The following outstanding issues have been addressed (items in blue have been addressed since the August 4, 2010 Zoning Committee Work Session):</p> <ol style="list-style-type: none"> The option on Parcel "A" to encroach into the 30-foot setback along Euclid Avenue has been removed. The front porch design and building materials commitments for Parcel "A" have been moved from "Optional Development Provisions" to "Unified Development Provisions". Commitments to provide a mixture of uses along all public roadways and too provide a 50 percent office component on Parcel "E" have been moved from "Optional Development Provisions" to "Unified Development Provisions". The commitment to provide elderly and low/moderate income housing on Parcel F has been moved from "Optional Development Provisions" to "Unified Development Provisions". The following design elements have been committed for Parcel "A": <ol style="list-style-type: none"> All doors serving ground floor units will have individual porches, and all porches will be connected to the street with sidewalks. Porches shall be designed contextually to the scale and style of the adjacent residential buildings. All units abutting Euclid Avenue will have setbacks in context with the established setbacks of adjacent residential buildings. Exterior siding material shall be fiber cement-type boards or planks, or better. No vinyl or masonite-type siding shall be used. Building roofs will be predominantly of pitched-design and will be covered with architectural-type roofing shingles. The request for the petitioner to note that a maximum 1/3 of Parcel "C" can be used for above ground detention is not longer needed as the development will have underground detention. Parcel "E" will contain a minimum of 50 percent office uses. The new 40-foot setback and 15-foot undisturbed buffer along the property lines abutting single family zoning along Rensselaer and Euclid Avenues are shown on the site plan. The pedestrian connection from Euclid Avenue to Tract "C" is noted as being a "pedestrian hardscape connection". CDOT requested that the proposed site's land use densities and parking (space) demands generated by the development plan be depicted in a table corresponding to the Technical Transportation Memoranda submitted and approved by CDOT. The petitioner has provided adequate traffic information for this TOD development. The following notes requested by CDOT have be added to the site plan: <ol style="list-style-type: none"> Construction and infrastructure street phasing has been addressed on conditional note 18. Notes have been added to the conditional plan designating public and private streets. Private streets will need to be located within an access easement <u>and be open to the public at all times.</u>
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The following notes have been added (or deleted) to the plan since the public hearing. The changes in red indicate changes since the August 4, 2010 Zoning Committee Work Session.

1. Open space may include underground storm water management. In addition, a pedestrian walkway shall be incorporated into Parcel "C" with benches, lights, and trees to create a park like amenity for the project. There will be no chain link fencing or utilitarian elements as to detract from the visual amenity.
2. To the extent possible with CDOT standards, recommendations, and guidelines, a traffic table will be utilized to slow traffic along the new Caldwell/Cleveland connector street at the Bland Street intersection. Any off-site traffic calming along Euclid, Rensselaer, or Cleveland sought by the neighborhood and installed/paid for by ~~others CDOT~~, will not be opposed by the petitioner ~~or~~ and project.
3. Where the project abuts single family zoning along Rensselaer and Euclid Avenues, the building setback will be 40 feet, with the first 15 feet being an undisturbed buffer. All trees shall be five inches or greater in caliper, where they can be protected from construction disruption will be identified, protected, and preserved within the entire 40 feet. A protection plan will be created for each parcel before construction commences to identify any such trees over 5" to be removed due to construction activities, for City review and approval."
4. All major trash receptacles and loading docks will be prohibited within 100 feet of the rear property line of the houses along Euclid and Rensselaer Avenues. Further, refuse collection trucks will be prohibited within this 100-foot distance. To the extent possible within the CDOT restrictions, large trucks, including moving vans, shall not use Rensselaer side access for circulation to the site.
5. During the construction of all phases of the implementation of the plan, construction traffic will not use Rensselaer or Euclid Avenues to enter and exit the project.
6. All private streets construction and maintenance responsibility will be the responsibility of the petitioner. Proposed internal private streets will be located within a public easement and will remain open to the public at all times.
7. The petitioner will fund associated traffic/pedestrian signal costs at South Boulevard and Bland Streets. Signal modifications may be necessary to accommodate the fourth intersection approach into the development and all necessary pedestrian access/signalization costs.
8. When the master plan for the site is totally built out, it will not exceed 1.2 million square feet of new leasable/sellable space.
- ~~9. The petitioner has added a note to the site plan (note #9) that the petitioner will not object to any traffic calming devices installed and paid for by CDOT in the adjacent neighborhood. CDOT will not pay for any traffic calming devices. This note should be removed~~

The petitioner has agreed to make the following modifications to the notes for clarification purposes:

1. Note 3 (A) (b) should be deleted: ~~All units abutting Euclid Avenue will have setbacks in context with the established setbacks of adjacent residential buildings.~~
2. Note 3(B2) will read as follows: Will be limited to a maximum height or 65' (4-5 stories depending on use) with an additional condition requiring at least 10% ground level retail ~~to be mixed with the adjacent residential uses.~~
3. Note 3(B3) will read as follows: Will be limited to a maximum height or 65' (4-5 stories depending on use) with an additional condition requiring at least 80% ground level retail ~~to be mixed with the adjacent residential uses.~~
4. Note 10 (A) will read: Petitioner shall comply with the City of Charlotte Zoning Ordinance requirements, Section 9.1208 with the exception as the property abuts the rear and sides property lines of the single family zoning along Rensselaer and Euclid Avenues...

2010-022 Continued	<p data-bbox="337 50 1446 79">The following note #(20) should be removed from the site plan or amended as noted:</p> <ol data-bbox="386 109 1516 281" style="list-style-type: none"><li data-bbox="386 109 1516 281">1. The City of Charlotte Planning Commission and/or Planning Department developer/ property owner shall notify the Dilworth Community Development Association (DCDA) of all future parcel developments associated with this petition upon individual "TOD "review and/ or administrative approval commencement. <u>Such notice shall be in writing to the current president of the DCDA and shall be for information purposes only.</u>
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