

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-21

Property Owner: Young Properties of CLT, LLC

Petitioner: Young Properties of CLT, LLC

Location: Approximately 1.12 acres located east of John Adams Road and Interstate 85

Request: R-3, single family residential, up to three dwelling units per acre to R-12MF(CD), multi-family residential, up to 12 dwelling units per acre, conditional district

Summary

The petition seeks to rezone approximately 1.12 acres from R-3 to R-12MF(CD) for the purpose of providing vehicular and pedestrian access from the existing the Mallard Glen Apartments, across this parcel to John Adams Road.

Consistency and Conclusion

The petition is consistent with the Northeast Area Plan, which recommends residential land uses over 12 dwelling units per acre. The General Development Policies are not applicable to this request. This petition promotes the City's policy of interconnectivity by providing alternate means of pedestrian and vehicular access. Thus, upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

The subject property is vacant and zoned R-3. Abutting properties to the east, south and west are zoned R-3 and R-12MF(CD) and O-1(CD) and are vacant. Residential condominiums occupy the R-8MF(CD) zoned abutting property to the north. West of John Adams Road exists vacant properties zoned RE-3(CD), O-1(CD) and B-1(CD) and R-3 zoning occupied by single family dwellings and vacant lots.

Rezoning History in Area

Petition 98-03c rezoned 11.3 acres located on the north side of Mallard Creek Church between Interstate 85 and John Adams Road from R-3 to B-1(CD) and O-1(CD) and Petition 98-21c rezoned approximately 15.9 acres located on the southwest corner of John Adams Road and Galloway Road from R-3 to RE-3 (CD). Approximately 57.3 acres located on the east side of Mallard Creek Church Road, east of John Adams Road were rezoned via Petition 99-13c from R-3 to R-12MF(CD) to allow 684 multi-family units and may also include a daycare facility. Petition 99-71c rezoned approximately 11.4 acres located on the southeast corner of Galloway Road and John Adams Road from R-3 to R-8MF(CD) to allow the development of 92 for sale, multi-family units. Petitions 00-32 and 00-66 E and G transferred zoning authority from the County to the City on properties taken into the City of Charlotte's Extraterritorial Jurisdiction.

Public Plans and Policies

Northeast Area Plan (2000). The Northeast Area Plan provides current land use policy for the area that recommends residential land uses over 12 DUA.

Proposed Request Details

This petition seeks to provide vehicular and pedestrian access to the Mallard Glen Apartments from John Adams Road. No additional dwelling units are requested with this petition. The site plan accompanying this petition contains the following details:

- The private drive connection through the subject property may include parking.
- A five-foot sidewalk shall be provided from Mallard Glen Apartments to John Adams Road.
- An eight-foot planting strip shall be provided between the sidewalk and the private drive from John Adams Road to Mallard Glen Apartments.
- No planting strip shall be required within Mallard Glen Apartments where retaining walls and steep slopes necessitate the sidewalk be at the back of curb.
- Street trees shall be provided at a minimum spacing of 40-feet on center. Trees shall be a minimum of two inches in caliper.
- The existing historic structure on the site may be preserved.
- No storm water detention facilities shall be installed within the setback areas.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 30 trips per day as currently zoned. Under the proposed zoning the site should not generate any primary trips. CDOT has no transportation issues with this petition.

CATS. There is currently no transit service provided to this site.

Connectivity. There are no connectivity issues associated with this petition.

Storm Water. Storm Water Services foresees no significant downstream impacts associated with this development.

School Information. This petition will have no impact on the school system.

Outstanding Issues

Land Use. The petition is consistent with the Northeast Area Plan, which recommends residential land uses over 12 dwelling units per acre. The General Development Policies are not applicable to this request. This petition promotes the City's policy of interconnectivity by providing alternate means of pedestrian and vehicular access.

Site plan. The following site plan issues are outstanding:

- Provide pedestrian scale lighting along the sidewalk. Lighting must be fully shielded.
- Specify where the historic structure will be moved if relocated on the site.