

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 114

Property Owner: Faison-Hollow, LLC

Petitioner: Faison-Hollow, LLC

Location: Approximately 33.70 acres located at the intersection of Quail Wood Drive and Quail Forest Drive.

Center, Corridor or Wedge: Wedge

Request: R-3, single-family and R-20MF, multi-family, conditional to MX-2, mixed use innovative

Summary

This request proposes to redevelop a 33.7 acre site occupied by 232 apartments with up to 229 single-family attached and multi-family for sale dwelling units at an overall site density of 6.8 dwelling units to the acre.

Consistency and Conclusion

This request is consistent with the *South District Plan*, which recognizes the existing multi-family zoning and density and would be considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned a combination R-3, R-15(CD), R-20MF and B-1(CD) and are occupied by single-family and multi-family developments and retail uses.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

South District Plan (adopted 1993). This plan recognizes the existing multi-family development on this site.

Proposed Request Details

This request proposes to redevelop a 33.7 acre site occupied by 232 apartments with up to 229 single-family attached and multi-family for sale dwelling units at an overall site density of 6.8 dwelling units to the acre. The site plan also includes the following:

- The petitioner will preserve 15% of the site as open space.
- The petitioner will install a 6-foot wide sidewalk with an 8-foot wide planting strip along Carmel Road.
- A 30-foot wide tree save area will be provided along Carmel Road.
- The site will be accessed via Carmel Road and Quail Forest Drive.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 4,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,300 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes downstream complaints consist of erosion, flooding and blockage. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. Additional comments are attached.

Mecklenburg County Park and Recreation Department. The Park Department notes that this site borders McMullen Creek to the west. The 1999 *Mecklenburg County Greenway Master Plan* identifies McMullen Creek as a future greenway corridor.

MCPR requests that the petitioner dedicate the S.W.I.M. buffer to the County for floodplain protection and for the future McMullen Creek Greenway. The petitioner should also construct a public access to the greenway. Additional comments are attached.

School Information. The Charlotte-Mecklenburg Schools has reviewed the petition and indicates the proposed development will add approximately 9 students to the schools in this area. The development allowed under the existing zoning would generate 30 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 0. Additional comments are attached.

Outstanding Issues

Land Use. This request is consistent with the *South District Plan*, which recognizes the existing multi-family zoning on this site.

Site plan. The following site plan issues are still outstanding:

- The petitioner should commit to fully shielding lighting.
- The petitioner should address Mecklenburg County Park and Recreation Department comments.
- The petitioner should label open space area and indicate the types of pedestrian amenities that will be provided.
- The petitioner should address Storm Water Services Department comments.