

ZONING COMMITTEE RECOMMENDATION

March 25, 2009

REQUEST	Current Zoning: I-1, light industrial and I-1(CD), light industrial, conditional Proposed Zoning: UR-2(CD), urban residential, conditional, UR-C(CD), commercial urban residential, conditional and I-1(CD), light industrial, conditional
LOCATION	Approximately 24.1 acres on the west side of Monroe Road and north of Orchard Lake Drive.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes three development areas, with up to 270 multi-family residential units (13.5 units per acre), up to 112,210 square feet of nonresidential (maximum retail of 70,000 square feet), and a mixed-use component of eight residential units and 6,000 square feet of nonresidential uses.
Property Owner	Summerlake Associates LP
Petitioner	Cashel Rock Investors
Agent/Representative	King & Spalding (Jeff Brown, Keith MacVean, Bambi Lohr)
Community Meeting	Meeting is required and has been held. Report available online

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none">1. The pedestrian connection between Area 1B and Area 3 has been enhanced and staff is satisfied.2. Staff has removed its objections to the language regarding massing on Area 1B.3. The note regarding the number of access points from Area 2 to Orchard Lake Drive has been corrected to match the six access points shown on the site plan.4. Remove Note R., which suggests that the buildings may be Energy Star compliant will be removed from the site plan.
--------------------------------	---

VOTE	Motion/Second: Griffith/Allen
	Yeas: Allen, Griffith, Howard, Locher, and Simmons
	Nays: None
	Absent: Rosenburgh
	Recused: None

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the nonresidential portion of this petition is inconsistent with the <i>South District Plan</i> but the existing zoning would allow the proposed uses. The residential component of this petition somewhat exceeds the density recommended by the <i>General Development Policies</i> (GDPs). The proposed development is consistent with the preliminary draft land use recommendations in the <i>Independence Boulevard Area Plan</i> . Staff noted that all outstanding issues had been addressed, and note R would be removed.
------------------------------------	---

STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen).
---------------------------------	---

STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
----------------------	---

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The 270 multi-family units are an unspecified mix of apartments and townhomes.
- The townhomes are a maximum of 40 feet in height and the apartments a maximum of 58 feet in height.
- There is a minimum 100-foot undisturbed buffer along the western boundary of the site that overlaps with a 35-foot SWIM buffer.
- Orchard Lake Drive is being extended in a loop through the site back to Monroe Road.

- **Public Plans and Policies**

The *South District Plan* (1993) recommends multi-family residential for the subject property. The proposal does not meet the *General Development Policies (GDP)* for the density requested, as illustrated in the table below.

Assessment Criteria	Density Category >12 up to 17 du/a
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	2 (Med-Low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Total Points Needed: 13	Total Points: 12

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.
- **Site Design:** No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Tom Drake (704) 336-8312