

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 10

Property Owner: Reed Enterprises of Charlotte and Charlotte Northside Church of Christ

Petitioner: Reed Enterprises

Location: Approximately 17.1 acres located east of East W.T. Harris Boulevard at the end of Rockmoore Ridge Road.

Request: R-3, single family residential to MX-2, mixed use district

Summary

This petition proposes to develop approximately 17.1 acres with up to 105 town homes and 22 single-family homes. As submitted the number of single-family homes or town homes could change as long as the total number of units does not exceed 127.

Consistency and Conclusion

This request is consistent with adopted land use plans, which recommend a mixture of uses to include single-family and multi-family land uses at up to 12 dwelling units per acre as well as institutional and retail land uses. Upon resolution of the outstanding site plan issues this petition is appropriate for approval.

Existing Zoning and Land Use

The majority of the properties to the south, east and north of the site are zoned R-3, single-family residential. A church is located along the southern boundary of the site. A post office is adjacent to the western side of the property, and is zoned R-3. A neighborhood shopping center is located to the northwest of the site at the intersection of The Plaza and East W. T. Harris Boulevard, and is zoned B-1(CD). A multi-family development, with a zoning designation of R-12MF(CD), is located to the west across East W.T. Harris Boulevard.

Rezoning History in Area

An 11 acre tract to the east of the subject property located on the west side of James Road, south of Plaza Road Extension was rezoned from R-3 to R-4(CD) under petition number 2001-93.

Public Plans and Policies

Eastside Strategy Plan (adopted 2001) recommends mixed-use development with a density of up to 12 dwelling units per acre. The mixture of uses will include single family, multi-family, institutional, and limited retail land uses. The plan encourages better integration of future development/redevelopment.

East District Plan (adopted 1990) recommends a mixture of uses to include single family, multi-family, institutional, and retail land uses.

Proposed Request Details

The site plan accompanying this petition shows a general layout for approximately 22 single family homes and 105 town homes with an overall density of up to 7.5 dwelling units per acre. Improvements proposed for the site include:

- 15% of the site will be set aside for open space.
- There will be a 17.5% tree save area provided.
- Pedestrian scale lighting will be utilized, not exceeding 20 feet in height.
- Ordinance minimum 4 feet sidewalks and 4 feet planting strips will be provided on public streets.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 800 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following comments critical to their support of the rezoning petition:

- This petition seeks to construct a road on an adjacent property not owned by the petitioner. Consequently, the road cannot be constructed out to East W.T. Harris Boulevard as proposed. CDOT cannot support development of any multifamily units on this site until a public street is constructed connecting this site to either East W.T. Harris Boulevard or Plaza Road Extension. The petitioner will need to acquire sufficient right-of-way from adjacent property owners in order to construct either one of these connections.
- 10-foot shared bike/pedestrian connections need to be made from the cul-de-sac of Rockmoor Ridge Road to the roundabout and from the loop cul-de-sac to the adjacent shopping center.
- 8-foot planting strips and 5-foot sidewalks need to be provided on all internal streets.
- More detail of the general site and lot layout needs to be provided.
- It is recommended that the town homes be served by rear alleyways to minimize the number of driveways, increase the amount of “greenspace” in the front of the town homes, and to provide a more attractive streetscape.

CATS. CATS has no outstanding site plan issues regarding this petition.

Connectivity. The petitioner has proposed a road connection to the existing Heron Woods subdivision. A public street connection to East W.T. Harris Boulevard would be provided. Additional street stub connections are also proposed along the eastern and northern boundary of the property. A street stub is also provided along the southern boundary, adjacent to the church.

Storm Water. Storm Water Services noted downstream complaints consisting of flooding and erosion. Their requested site plan notations are in the attached memorandum.

School Information. The development allowed under existing zoning would generate 29 students, while the development allowed under the proposed zoning will produce 44 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 15.

Outstanding Issues

Land Use. The proposal is consistent with the Eastside Strategy Plan and the East District Plan adopted land use plans.

Site plan. The following site plan issues are outstanding:

- Improvements and locations for proposed amenity areas should be shown.
- Typical Public Street needs to utilize use of alley setup to eliminate garages fronting public streets and the amount of driveway cuts.
- Staff has suggested that connecting private streets be used to eliminate the use of cul-de-sacs.
- 6-foot planting strips and 5-foot sidewalks need to be provided on all internal streets (public or private).
- Provide conceptual elevations or notes stating architectural controls.
- Staff requests that residential unit types be identified on the plan. Single family dwellings and multi-family dwellings should be differentiated.
- The tree save references on the plan should be revised to consistently state 17.5% instead of both 17% and 17.5%.
- BMPs and storm water treatment areas should be excluded from tree save areas.
- If no buffers will be provided between single family and multi family homes, then an innovative request should be made by the petitioner to remove the requirement.
- Buffers should be recalculated based on the acreage of the subject tract, and not the respective acreages of the adjacent parcels.
- Staff requests a minimum 20 feet rear yard from the edge of buffers to facilitate useable back yards.
- A note is needed to indicate that detached lights will be shielded.