

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-11

Property Owner: Delmar and Jeffrey Williams

Petitioner: Coastal Ventures, LLC

Location: Approximately 24.3 acres on the south side of Eastfield Road north of Foggy Meadow Road

Center, Corridor, Or Wedge Wedge

Request: R-3, single family residential, to MX-1, mixed residential, and INST(CD), conditional institutional district

Summary

This petition seeks approval for 107 single family detached homes and a day care center. The proposed residential density is 5.0 homes per acre.

Consistency and Conclusion

The proposed residential component of this rezoning meets the guidelines of the *General Development Policies*. There are no location criteria for institutional uses such as the proposed day care but day cares are compatible with residential areas. Therefore, this petition is consistent with adopted plans and policies and would be appropriate for approval upon correction of the site plan deficiencies noted below.

Existing Zoning and Land Use

Across Eastfield Road to the north (Huntersville ETJ) are rural residences. To the east is a small-lot single family development in MX-1 zoning. To the south and west are single family developments in R-3 and R-4 districts.

Rezoning History in Area

The property east of the petitioned site was rezoned to MX-1 in 2001.

Public Plans and Policies

Northeast District Plan (1996). The *Northeast District Plan* recommends single family land uses at the base density of four dwelling units per acre. The general recommendations of district plans are superseded by the results of the *General Development Policies* location criteria, noted below.

General Development Policies (2003). The Residential Location and Design section of the *General Development Policies* provide the criteria for determining appropriate locations for higher density development. The assessment consists of a point system used to evaluate individual sites. Included in the GDP criteria are Design Guidelines for Single Family development. The site scores as follows:

Assessment Criteria	Density Category - >4 up to 6 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Low)
Connectivity Analysis	1(Low)
Road Network Evaluation	1 (Yes)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 10

The GDP analysis indicates that the site is appropriate for development up to six homes per acre.

Proposed Request Details

The site plan accompanying this petition contains these additional provisions:

- The site connects to all existing stub streets into the site and has three accesses to Eastfield Road – one to the day care and two to the residential component.
- The site provides two pocket parks, two stormwater areas, and 10% tree save.
- All homes must be at least 1300 square feet in floor area and vinyl siding is not permitted on the front façade of any home.
- A 30-foot landscape/buffer easement is provided along the western edge of the site south to Deerview Lane.
- Right-of-way will be dedicated 50 feet from the centerline of Eastfield Road.

Public Infrastructure

Traffic Impact / CDOT Comments. The Charlotte Department of Transportation (CDOT) has estimated that trip generation from this site will increase from 700 trips per day to 1200 trips per day. Due to the existing volumes on Eastfield Road they are requesting phasing of the project, limiting the first phase to 72 homes until I-485 is open at NC 115. They have also requested the elimination of one connection to Eastfield Road. See attached memo for detailed comments.

CATS. CATS had no comments on this petition.

Connectivity. This site will be connecting to all provided stub streets and provides a secondary access to the day care.

Storm Water. Storm Water Services' requests have been satisfied on the revised site plan.

Solid Waste. City Solid Waste Services requests that the development meets all requirements regarding solid waste dumpster, compactor and recycling areas, and that appropriate notes are placed on the site plan. County Solid Waste requests the submittal of a Solid Waste Management Plan prior to initiating demolition and/or construction activities.

School Information. CMS estimates that the number of school children generated under the existing zoning would be 28 and that under the proposed zoning it would be 62, for a net increase of 34 students. See attached memo for details.

Engineering and Property Management. E&PM requests have been satisfied on the revised site plan.

Outstanding Issues

Land Use. There are no land use issues associated with this petition and it is appropriate for approval from a land use perspective.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- The exterior lots along the western boundary need to be a minimum of 50 feet in width. The MX-1 property to the east of the subject site provided 60-foot lots along its exterior. Add a note to the berm detail that adds shrubs to the existing trees where there are breaks in the berm.
- The maximum number of proposed children in the day care needs to be specified.
- The maximum size of the proposed day care center needs to be indicated.
- Add a note not allowing parking for the day care center between the building and Eastfield Road.
- Elevations are needed for the day care. Include signage details.
- Note #2 does not satisfy the need for the pedestrian scale lighting called for in the Residential Design Guidelines. Pedestrian scale lighting needs to be 12-15 feet in height.
- CDOT's issues need to be addressed.