

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 111

Property Owner: James and Elizabeth Greer and William and Patricia Gordon

Petitioner: RWB Properties

Location: Approximately 7.80 acres located on the southwest corner of Brown-Grier Road and Sandy Porter Road

Center, Corridor, or Wedge: Wedge

Request: R-3, single family to Institutional(CD), institutional, conditional district and R-8MF(CD), multi-family conditional district

Summary

This request proposes to rezone 7.80 acres to Institutional(CD) and R-8MF(CD). The proposed Institutional(CD) portion of the request includes 2.7 acres to allow a child care center with a maximum 19,500 square feet of building area. The remaining R-8MF(CD) portion of the site includes 5.1 acres that would develop with a maximum of 31 attached single family dwellings at a site density of 6.08 dwelling units to the acre.

Consistency and Conclusion

The *Southwest District Plan* recommends single family development with up to four dwelling units to the acre at this location. However, child care centers, as proposed for the Institutional(CD) portion of the request, are not specifically designated in district plans. These centers are generally supportive of surrounding residential development and are considered a compatible use. As such the proposed child care center would be appropriate for approval.

The R-8MF(CD) portion of the site must be evaluated using the criteria as outlined in the *General Development Policies*. The site plan as presently submitted does not meet the design guidelines outlined in these policies specifically:

- The recommendations for a good street system.
- Providing 10% of the site as “tree save area”.
- Complying with the *Urban Street Design Guidelines* recommendations for 600-foot block lengths in Wedge areas.

Therefore, the residential portion of this request is not considered appropriate for approval until these design guidelines are met and all outstanding site plan issues are addressed.

Existing Zoning and Land Use

The surrounding properties are zoned R-3, B-1(CD), and O-2(CD) and are occupied by single family dwellings, retail and office uses.

Rezoning History in Area

The property to the east across Sandy Porter Road was rezoned under petition 2006-05 to allow 45,000 square feet of retail and 245,000 square feet of office uses.

Public Plans and Policies

Southwest District Plan (adopted 1991). This plan recommends single family residential uses at this location.

General Development Policies (adopted 2003). These guidelines provide certain criteria when evaluating sites for higher densities. The residential portion of the site has not met certain criteria as indicated in the chart below and does not qualify for higher density.

Assessment Criteria	Density Category - >4 up to 6 DUA
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Low)
Connectivity Analysis	1 (Low)
Road Network Evaluation	0 (No)
Design Guidelines	0 (No)
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 6

Proposed Request Details

This request proposes to rezone 7.80 acres to Institutional(CD) and R-8MF(CD). The proposed Institutional(CD) portion of the request includes 2.7 acres to allow a child care center with a maximum 19,500 square feet of building area. The remaining R-8MF(CD) portion of the site includes 5.1 acres that would develop with a maximum of 31 attached single family dwellings at a site density of 6.08 dwelling units to the acre.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 280 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,750 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS requests the petitioner construct a bench pad on Brown Grier/Arrowood Road. The pad should be located on the petitioner's site, approximately 60 feet from the intersection of Brown Grier/Arrowood Road and Sandy Porter Road. The pad should be constructed to CATS Development Standard 60.02. CATS requests this note be added to the site plan.

Connectivity. The petitioner should stub a public street to the property to the South and add an additional access to Sandy Porter Road via a public street to connect to the property to the west.

Storm Water. This site will comply with the storm water post construction ordinance.

School Information. Charlotte Mecklenburg Schools (CMS) notes that the existing zoning will generate 12 students, while the development allowed under the proposed zoning will produce 8 students. Therefore, there is not impact from this proposed request.

Mecklenburg County Park and Recreation Department. This request is located in the Southwest Park District on Brown Grier Road just west of Sandy Porter Road. Steele Creek, identified in the 2008 Greenway Master Plan as a greenway corridor, is a short distance west on Brown Grier Road. The road corridor of Brown Grier Road/Arrowood Road/Starbrook Drive has been identified as a significant overland connector allowing bicycle and pedestrian routes between Steele Creek, Coffey Creek, Sugar Creek, Kings Branch and Little Sugar Creek, all greenway corridors.

MCPR requests that the petitioner provide a minimum 8-foot wide planting strip and a 10-foot wide sidewalk along Brown Grier Road.

Outstanding Issues

Land Use. The *Southwest District Plan* recommends single family development with up to four dwelling units to the acre at this location. However, child care centers, as proposed for the Institutional(CD) portion of the request, are not specifically designated in district plans. These centers are generally supportive of surrounding residential development and are considered a compatible use.

The R-8MF(CD) portion of the site must be evaluated using the criteria as outlined in the *General Development Policies*. The site plan as presently submitted does not meet the design guidelines outlined in these policies. Therefore, the residential portion of this request is not considered appropriate for approval until these design guidelines are met.

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

- The petitioner should add another access point to the site approximately 300 feet north of the access point presently shown from Sandy Porter Road. This access should be via a public street through the site that provides a future connection to the property to the west.

This public street connection should comply with the design guidelines of the *General Development Policies*, which recommends more than one functional vehicular access point and the *Urban Street Design Guidelines*, which recommend maximum block lengths of 600 feet. This site plan presently shows a secondary access point through the child care center parking lot, which is not recommended or considered part of a good street system.

- The petitioner should indicate that the roadway through the southern portion of the site will be a public roadway with a future connection to the property to the west. The petitioner should also add a stub street from this roadway for a future public street connection to the property to the south.
- The petitioner should add a public street running north to south connecting the public streets recommended running east to west from Sandy Porter Road.
- The petitioner should indicate and show a 10% tree save area to comply with the design guidelines of the *General Development Policies*.
- The petitioner should include building elevations for the sides and rears of the proposed child care center and residential units.
- The petitioner should revise the note regarding the CATS bus waiting pad proposed on Brown Grier Road and commit to constructing this pad to CATS standard 60.02. The note presently references coordination with CATS.
- The petitioner should revise the note regarding sidewalks and planting strips along Brown Grier and Sandy Porter Roads to indicate they will be installed along the sites frontage.
- The petitioner should remove the reference to 32 units on sheet C1.0 sheet C2.0 indicates 31 units.
- The petitioner should remove the detention area shown in the buffer on the Institutional(CD) site.
- The petitioner should label all buffers that are being reduced and note they are class “C” buffers.
- The petitioner should note that they will dedicate and convey additional right-of-way along both Brown Grier and Sandy Porters Roads if sufficient right-of-way does not exist. The right-of-way for Brown Grier Road requires 50 feet from the centerline while Sandy Porter Road requires 35 feet from the centerline.
- The petitioner should commit to maintaining the buffers as undisturbed.
- The petitioner should show the side yard for the multi-family units adjacent to the child care site.
- The petitioner should show the 60-foot rear yard indicated on sheet C2.0.
- The petitioner should address Mecklenburg County Park and Recreation Department request for an 8-foot wide planting strip and 10-foot wide sidewalk along Brown Grier Road.