

Note: Staff is requesting a decision on this petition the night of the public hearing due to the notification issue.

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| REQUEST | Current Zoning: R-15MF(CD), multi-family residential, conditional Proposed Zoning: R-17MF(CD), multi-family residential, conditional |
| LOCATION | Approximately 12.5 acres on the north side of Marsh Road between Park Road and Selwyn Farms Lane. |
| CENTER, CORRIDOR OR WEDGE | Wedge |
| SUMMARY OF PETITION | This petition proposes to redevelop an existing 49-unit apartment complex with 181 multi-family apartments, with a resulting density of 14.5 units per acre. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Central District Plan</i> (1993) and the density supported by the <i>General Development Policies</i> (2003). |
| Property Owner | City of Charlotte Housing Authority |
| Petitioner | Charles Woodyard/City of Charlotte Housing Authority |
| Agent/Representative | Jeff Brown & Keith MacVean, King & Spalding |
| Community Meeting | Meeting is required and has been held. Report available online |

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- 181 multi-family apartments, with a resulting density of 14.5 units per acre.
- The project has a main entrance near the existing entrance and a “potential phase 2 access point” near the eastern boundary of the site on Marsh Road. If the second access is constructed it will be evaluated at that time for full or limited access.
- The maximum height of buildings is 50 feet (as defined by the ordinance) and three stories.
- There is a 50-foot buffer along the northern edge of the property, a 19-foot buffer along the boundary abutting the Catholic school, and a five-foot side yard or 40-foot rear yard along the remainder of the eastern boundary.

- **Existing Zoning and Land Use**

The site is currently used for a multi-family public housing development, which will be demolished. There is a single family neighborhood to the north of the site that is zoned R-4. To the east is a middle school zoned R-4 and undeveloped land zoned for multi-family residential. To the south is a mix of multi-family residential, a church, and a Salvation Army facility. A County park is to the west of the site.

- **Rezoning History in Area**

There have been two rezonings south of Marsh Road for increased residential density. Petition 2005-30 approved 24 condominiums at a density of 12 units per acre. Petition 2006-77 approved higher density single family and duplex homes.

- **Public Plans and Policies**

The *Central District Plan* (1993) recommends multi-family residential but does not specify a density. The petition meets the *General Development Policies (GDP)* for the density requested, as illustrated in the table below.

| Assessment Criteria | Density Category > 12-17 dua |
|------------------------------------|------------------------------|
| Meeting with Staff | 1 (Yes) |
| Sewer and Water Availability | 2 (CMUD) |
| Land Use Accessibility | 2 (Med) |
| Connectivity Analysis | 4 (Med-High) |
| Road Network Evaluation | 1 (Yes) |
| Design Guidelines | 4 (Yes) |
| Other Opportunities or Constraints | NA |
| Total Points Needed: 13 | Total Points: 14 |

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 1300 trips per day.

Proposed Zoning: 1500 trips per day.

CDOT: CDOT seeks clarification regarding the access notes.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: See Outstanding Issues for a discussion of the potential second shared access.

Schools: This proposed development would generate 132 students. The net change in number of students generated from existing zoning to the proposed zoning is 97 students.

Parks and Recreation: Requests moving the dumpsters away from the park.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Protects/restores environmentally sensitive areas by preserving a significant number of mature existing trees. A certified arborist will prepare a tree preservation plan.
Minimizes impacts to the natural environment by building on an infill lot that scores well on GDP for accessibility and connectivity.

OUTSTANDING ISSUES

The petitioner should:

1. Modify Note A.3 to describe how the potential second phase could operate as a stand alone project. If the potential shared access does not materialize, there does not appear to be access for a stand alone project.
2. Illustrate provisions in Note K.2. by adding the potential shared access to the site plan.
3. Relocate the dumpsters to more internal sites in order to reduce the impacts to neighbors.

Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
Charlotte Fire Department Review
CMS Review
LUESA Review
Mecklenburg County Parks and Recreation Review
Site Plan
Storm Water Review

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