

<b>REQUEST</b>	Current Zoning: B-2, general business and R-17MF, multi-family Proposed Zoning: TOD-RO, transit oriented development, residential, optional and TOD-MO, transit oriented development, mixed use, optional with five year vested rights
<b>LOCATION</b>	Approximately 36.4 acres located along Scaleybark Road and Weona Avenue on the east side of South Boulevard.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes TOD-M optional and TOD-R optional to accommodate a mixed use development. The TOD-R component includes residential at a minimum density of 15 units per acre. The TOD-M component proposes a mix of residential, retail, restaurants, civic and office uses. The request includes numerous options mentioned under request details below.
<b>Property Owner</b>	Crosland Greens, LLC, Crosland, LLC, and Brown Craig, Inc.
<b>Petitioner</b>	Crosland Greens, LLC
<b>Agent/Representative</b>	Jeff Brown, Keith MacVean, and Bambi Lohr
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The optional request to use tree grates in lieu of curbed planters along South Boulevard and Whitton Street has been eliminated.</li> <li>2. The option to allow monument signs 20 and 30 feet in height has been eliminated.</li> <li>3. An option to allow three projecting wall signs has been added.</li> <li>4. CDOT comments have been addressed.</li> <li>5. One rooftop sign will be allowed within the following guidelines: <ul style="list-style-type: none"> <li>• Sign will be used only for project identification.</li> <li>• Support structures are limited to three feet above parapet with an overall sign height of 12 feet.</li> <li>• Sign will be architecturally compatible with the building.</li> <li>• If a unique three-dimensional sign is utilized, the Planning Director or designee will have the flexibility to alter the sign dimensions.</li> <li>• Sign can be used to screen roof top mechanical equipment.</li> <li>• The Planning Director will review and approve the final design, material, and consistency with building architecture prior to the issuance of a sign permit.</li> </ul> </li> <li>6. Building façade and maneuvering options allowed on either parcel "K" or "L" are only allowed if a building over 25,000 square feet is constructed.</li> </ol>
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<b>VOTE</b>	Motion/Second: Griffith/Simmons
	Yeas: Allen, Griffith, Howard, Locher, Rosenburgh, Simmons, and Walker
	Nays: None
	Absent: None
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and modifications. The Zoning Committee suspended the rules to ask the petitioners agent to briefly discuss the changes made to proposed signage. The petitioner's agent indicated the two proposed monument signs have been eliminated and three wall projecting signs have been added as a result of discussions with Planning Staff.
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**STATEMENT OF CONSISTENCY**

This petition is found to be consistent with the *Scaleybark Transit Station Area Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Residential at a minimum density of 15 units per acre for the TOD-R component.
- Residential, retail, restaurants, civic and office uses with a minimum .75 floor area ratio for the TOD-M component.
- A street network with connectivity and pedestrian amenities to support high density development.
- One acre of open space improved with decorative paving, benches, landscaping, features and/or other amenities such as fountains or decorative architectural features.
- Eight hundred square feet of urban open space provided on parcel "K" across South Boulevard from the rail station.
- A bus waiting pad on both South Boulevard and Scaleybark Road.
- Relocation of the South Boulevard curb line to accommodate a five foot bike lane.
- Relocation of the curb line on Anson Street to accommodate parking.
- Pedestrian scale lighting provided throughout the site.

This site plan contains the following optional requests:

- Options to allow three projecting signs. A rooftop sign up to 12 feet high and 200 square feet of area will be allowed on either parcel "L" or "K".
- Option to allow one building above 25,000 square feet on parcel "K" or "L" to have building walls along South Boulevard and Scaleybark Road that provide less than 50 percent use visibility at street level. The petitioner will treat these facades with other design elements to enliven the streetscape. One such treatment could be a "green wall".
- Option to provide less than 50 percent of the linear street frontage of a parking structure with retail, office, civic, institutional or residential uses along private streets fronting parcels "K" or "L". At a minimum, 35 percent of linear street frontage will be occupied by retail, office, civic, institutional, or residential uses.
- Option to not provide building entrances along South Boulevard and Scaleybark Road for the rear and sides of buildings above 25,000 square feet located on either parcels "K" or "L".
- Option to allow interim surface parking, up to 15 years with Planning Director review of development progress every five years, between the buildings and setbacks on parcels J, K, and L. The interim parking lots along South Boulevard and Scaleybark Road will be setback 54 feet from the future back of curb. Lots will be screened from public view and roadways with a double row of shrubs.
- Option to allow surface parking to the side of the building on parcel "H" to cover more than 35 percent of the linear lot width along public street "A".
- Option to maneuver in the right-of-way of proposed private street "D" to access service areas for buildings over 25,000 square feet on parcels "K" and "L".
- Option from the minimum FAR and densities for each phase. The overall development, when completed, will meet minimums.
- Option to allow front loaded garages, parking pads and driveways to individual residential units within parcel "A" only along private street "A" and the northern boundary of the site. The garages for these units will be flush with or recessed behind the main structure.
- Option to allow one building above 30,000 square feet, per single tenant, to have less than 75 percent of the buildings first floor façade include clear glass and doors with one entrance along street frontages. This applies to one building on either parcels "K" and "L".
- Option to omit the buffer plantings within 50 feet of transmission towers in the Duke Power right-of-way along portions of the eastern property line.

- Option to reduce the buffer along the northern property line on parcels "A" and "B" from ten feet to two feet with a six foot high fence or wall and reduce the rear yard from 20 feet to ten feet.
  - Option to allow steps, open porches and bay windows to encroach six feet into the 22-foot setback along streets classified as local residential wide.
  - Option to reduce the required 30-foot setback to 22 feet from the back of curb when abutting single family zoning.
  - Option to reduce the width of the amenity zone along Scaleybark Road from 16 feet to eight feet. This will not reduce the 24-foot setback.
  - Option to delay installation of street trees and sidewalks until development occurs on respective parcels.
- **Public Plans and Policies**
    - The *Scaleybark Transit Station Area Plan* (2008) recommends mixed use, transit oriented development on this property.
    - This petition is consistent with the *Scaleybark Transit Station Area Plan*.
  - **STAFF RECOMMENDATION (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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**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.

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**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*.  
Facilitates the use of alternative modes of transportation by allowing for more intense, transit supportive uses within ¼ mile of a light rail station.

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**OUTSTANDING ISSUES**

- No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application Form  
CATS Review  
CDOT Review  
Community Meeting Report  
LUESA Review  
Pre-Hearing Staff Analysis  
Site Plan  
Storm Water Review  
**Planner:** Tim Manes (704) 336-8320