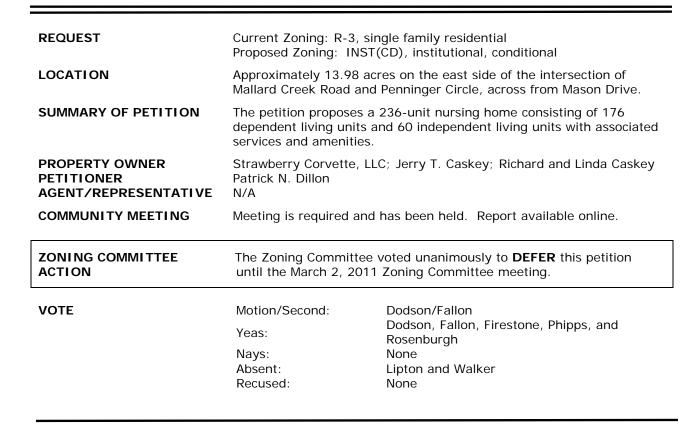
Rezoning Petition 2010-069 ZONING COMMITTEE RECOMMENDATION January 26, 2011



## FINAL STAFF ANALYSIS (Pre-Hearing Analysis online at <u>www.rezoning.org</u>)

## PLANNING STAFF REVIEW

CHARLOTTE-MECKLENBURG

PLANNING

**Proposed Request Details:** The site plan accompanying this petition contains the following provisions:

Two phases, each with one three-story building of 118 units. Elevations are provided. Ground floor dining facility with a full service kitchen, 24-hour nursing staff, indoor amenities, and outdoor open space provided for each building.

A four-foot planting strip and five-foot sidewalk proposed along Mallard Creek Road to comply with the NCDOT designed widening.

An eight-foot planting strip and five-foot sidewalk proposed along Penninger Circle.

Tree save areas generally limited to the setbacks along the public street frontages.

A total of 148 parking spaces.

Decorative fencing around majority of the perimeter of the site.

Gated access.

40-foot setbacks off both streets.

### **Public Plans and Policies**

The *Northeast District Plan* (1996) recommends residential uses at up to eight dwelling units per acre for this location.

This petition is inconsistent with the Northeast District Plan.

## DEPARTMENT COMMENTS (see full department reports online)

Charlotte Area Transit System: No issues.

#### Charlotte Department of Neighborhood & Business Services: No comments received.

**Charlotte Department of Solid Waste Services:** The site plan needs to show locations for solid waste and recycling centers.

Charlotte Department of Transportation: No issues.

Vehicle Trip Generation: Current Zoning: 500 trips per day. Proposed Zoning: 680 trips per day. Connectivity: No issues.

Charlotte Fire Department: No issues.

Charlotte-Mecklenburg Schools: Not applicable.

Charlotte-Mecklenburg Storm Water Services: No issues.

Mecklenburg County Land Use and Environmental Services Agency: No issues.

Mecklenburg County Parks and Recreation Department: No comments received.

#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*. Tree save areas exceed minimum ordinance requirements.

### OUTSTANDING ISSUES

The petitioner should:

- 1. Modify the site plan to reflect compliance with the Tree Ordinance since this may affect the number of parking spaces shown on the site plan.
- 2. Establish a minimum age restriction for the independent living units in the development.
- 3. Correct the site plan annotation that the setback on Penninger Circle is measured from the existing right-of-way.
- 4. Show potential recycling centers.
- 5. Specify class of buffer.
- 6. Include detail of fence.

# Attachments Online at www.rezoning.org

Application Pre-Hearing Staff Analysis Site Plan Community Meeting Report Charlotte Area Transit System Review Charlotte Department of Solid Waste Services Review Charlotte Department of Transportation Review Charlotte Fire Department Review Charlotte Fire Department Review Charlotte-Mecklenburg Storm Water Services Review Mecklenburg County Land Use and Environmental Services Agency Review