
REQUEST	Current Zoning: R-22MF, multi-family residential and I-1, light industrial Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 3.4 acres located at the northeast corner of the intersection of West Boulevard and Dr. Carver Road.
SUMMARY OF PETITION	The petition proposes an 85-unit elderly multi-family housing development with associated services and amenities.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The petition is inconsistent with the <i>Central District Plan</i> (1993); however, area plans frequently do not specify locations for institutional uses. The proposed institutional use is compatible with the surrounding residential and institutional development.
PROPERTY OWNER	Retirement Housing Foundation
PETITIONER	Anders Plett, Retirement Housing Foundation
AGENT/REPRESENTATIVE	Wesley Smith, EMH&T, Inc.
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:

- Construction of an 85-unit elderly multi-family housing development.
- Placement of six-foot sidewalks along all street frontages, minimum eight-foot planting strips fronting Dr. Carver Road and Dewberry Trail, and a minimum 12-foot planting strip along West Boulevard.
- Installation of a CATS pedestrian waiting pad along West Boulevard.
- Dedication of additional right-of-way along West Boulevard measuring 40 feet from the centerline.
- Installation of 64 parking spaces.
- Building materials utilized for construction to be hardiplank and brick.
- Building elevations.
- Various amenities associated with elderly residential housing.
- Future variance request to eliminate pedestrian connections to West Boulevard and Dewberry Trail.
- Gated pedestrian entrances.
- 24-foot Class C buffer abutting residential zoning and uses.

- **Existing Zoning and Land Use**

The subject site is zoned R-22MF and I-1 and is currently vacant. Properties surrounding this site are all zoned R-22MF and are vacant or occupied with single family residential, multi-family residential, or institutional uses.

- **Rezoning History in Area**

Recent rezonings in the area include Petition 2007-134, which rezoned 7.75 acres on the southwest corner of West Boulevard and Clanton Road from NS to O-2(CD). The petition allowed for 50,000 square feet of office uses and a daycare center with a maximum of 32,000 square feet.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends industrial land uses on the rear portion of the subject site and multi-family residential (no density specified) land uses for the front portion of the subject site.
- The *West Boulevard Corridor Plan* (1998) did not update the *Central District Plan's* land use recommendations but does recommend creating more mixed-income neighborhoods in the area.
- The petition is inconsistent with the *Central District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: With the array of uses allowed in the I-1 zoning category, a wide range of trip generation is possible for the existing zoning scenario. The R-22MF portion of the site could generate approximately 290 trips per day as currently zoned.
Proposed Zoning: 560 trips per day. This will have a minor impact on the surrounding thoroughfare system.
 - **Connectivity:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **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.
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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*.
 - Facilitates the use of alternative modes of transportation by providing a CATS pedestrian waiting pad along West Boulevard.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Clarify on the site plan that additional right-of-way will be dedicated and conveyed measuring 40 feet from the centerline of West Boulevard prior to the issuance of a building permit.
 2. Provide a detailed landscape plan for the area between the proposed building and West Boulevard which demonstrates how the detention pond will be screened and incorporated as a passive amenity area.
 3. Modify the building elevations to include:
 - a) Shutters for all windows on the top two floors of the building.
 - b) Utilization of different building material colors on the projecting bay elements to distinguish them from the remainder of the building façade.
 - c) A water table or other design element along the West Boulevard façade to break up the blank wall created between the grade and the first floor windows.
 4. Delete the "coordinated activities" note from the site plan.
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Attachments Online at www.rezoning.org

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

Planner: Shad Spencer (704) 353-1132