

April 20, 2015

REQUEST	Current Zoning: NS (neighborhood services) and I-2 (general industrial) Proposed Zoning: NS (SPA) (neighborhood services, site plan amendment) and NS (neighborhood services)
LOCATION	Approximately 2.51 acres located on the northeast corner at the intersection of Statesville Avenue and Woodward Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the development of a Mecklenburg County Parks and Recreation pool facility, with up to 37,000 square feet of nonresidential square footage inclusive of exterior pool activity areas and accessory building areas.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Statesville Avenue Corridor Area Plan</i> , as amended by a previous petition, which recommends residential uses for the site mix of single family/multi-family/office/retail and residential up to 12 units per acre for the remainder of the site not included in the 2008 rezoning. However, the proposed swimming pool facility will complement the surrounding residential community and will provide a recreational facility for nearby residents.
PROPERTY OWNER	Partnership INC Charlotte-Mecklenburg Housing + Double Oaks Development LLC
PETITIONER AGENT/REPRESENTATIVE	Jim Donaldson Chris Muryn
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3

PLANNING STAFF REVIEW

- **Background**
 - Petition 2008-073 rezoned approximately 64.11 acres to allow the development of a mixed use community known as Double Oaks Phase II. A 1.54-acre portion of the subject rezoning site was included and identified as Development Area 6.
 - The approved site plan contains the following conditions for Development Area 6, which is a portion of the subject rezoning site:
 1. Allows up to 72 single family attached and/or multi-family dwelling units.
 2. Prohibits certain uses, parking between buildings and public streets and limited signage.
 3. Provides new sidewalks and planting strips along the public streets.
 4. Specifies that buildings with frontage on Statesville Avenue and Woodward Avenue shall have clear glass windows, glass and doors that face the streets. Walls shall be varied with a frequency of windows and doors and other architectural treatments. Expanses of blank walls over 20 feet in length are not permitted.
 5. Specifies that all buildings will be built using four-sided architecture.
- **Proposed Request Details**

The site plan amendment contains the following changes:

 - Converts the allowed use from residential to a Mecklenburg County Parks and Recreation pool facility with associated accessory uses and structures.
 - Allows swimming pools up to 9,000 square feet in size and up to 3,500 square feet for administration, service, and reception building(s) with community meeting room(s).
 - Limits the number of buildings to three.
 - Specifies a maximum building height up to 60 feet.
 - Amends signage regulations to meet the standards of the Zoning Ordinance.
 - Specifies building materials including masonry, cementitious products, architectural metals and shingles.

- Specifies that buildings located on Statesville Avenue and Woodward Avenue will be oriented to the street with pedestrian-friendly street walls, building entrances, porches, and canopies with translucent glazed openings.
- Adds specification that pedestrian-friendly, decorative, urban-style fence/walls will be used to screen and secure the pool and activity areas. Prohibits the use of chain link fencing.

The site plan accompanying this petition contains the following provisions in addition to the items listed above:

- Provides building, pool, and parking envelopes.
- Specifies that trash and recycling will be located at the rear of the site.
- Limits free standing lighting to a height of 20 feet.
- **Existing Zoning and Land Use**
 - The property is currently undeveloped.
 - Properties to the north are zoned B-2 (general business) and NS (neighborhood services) and developed with multi-family residential uses. Property to the west is zoned NS (neighborhood services) and R-8 (single family residential) with undeveloped land and a cemetery. Properties to the south and east are zoned I-2 (general industrial) and developed with industrial uses.
- **Rezoning History in Area**
 - Petition 2014-068 rezoned property located to the south near the intersection of Statesville Avenue and North Graham Street from I-2 (general industrial) to MUDD-O (mixed use development, optional) to allow all uses in the MUDD (mixed use development) district.
 - Petition 2014-046 rezoned property located to the north near the intersection of Statesville Avenue and Moretz Avenue from R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional) to allow for a residential development to be incorporated into the Double Oaks/Brightwalk development.
- **Public Plans and Policies**
 - The *Statesville Avenue Corridor Area Plan* (2001), as amended by Petition 2008-073, recommends residential up to 22 units per acre for the majority of the site. The plan recommends a mix of single family/multi-family/office/retail and residential up to 12 units per acre for the remainder of the site not included in the 2008 rezoning.
 - The petition is inconsistent with the *Statesville Avenue Corridor Area Plan*; however, the proposed use is compatible with the surrounding neighborhood and development patterns of the area and serves the community.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:**
 1. Dedicate right-of-way for Statesville Avenue per previously approved rezoning 2008-073 as indicated by Transportation Note 11.1.
 2. Provide a 35-foot by 35-foot easement for future traffic signal poles, cabinets and other associated appurtenances at the corner of Statesville Avenue and Woodward Avenue.
 3. Dedicate 30-foot right-of-way along the property's frontage on Woodward Avenue, measured from the centerline of the existing right-of-way.
 4. Work with the owner of Parcel 07904301 in a good faith effort to eliminate the short section of substandard sidewalk along Statesville Avenue, and replace with an eight-foot wide planting strip and eight-foot wide sidewalk and any associate easements for construction and maintenance activities.
 5. Revise the site plan to include a receiving curb ramp on the southeast quadrant of the intersection of Statesville Avenue and Woodward Avenue. A blended transition style curb ramp is recommended due to site constraints.
- **Vehicle Trip Generation:**
 - Current Zoning: 3,300 trips per day.
 - Proposed Zoning: 330 trips per day.
- **Connectivity:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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-Environment*.
 - Minimizes impacts to the natural environment by developing on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address Transportation comments.
 2. Provide a pedestrian, sidewalk connection to the multi-family developments to the north of the site.
 3. Provide "build to" lines along Statesville Avenue and Woodward Avenue.
 4. Carry over architectural standards from the previously approved rezoning 2008-073. Specifically, buildings in this development area were to have clear glass windows and doors on street facing sides, the street-facing walls were to be varied with a frequency of windows, doors, and other architectural treatments, and expanses of blank walls over 20 feet were not be allowed. All buildings were also to have four-sided architecture.
 5. Provide conceptual scale building elevations for all sides and identify proposed building materials and features to clearly convey the appearance of the buildings and to indicate how the architectural standards will be addressed.
 6. Amend the building facade and elevations along Statesville Avenue and Woodward Avenue to animate the public realm and to avoid the appearance of expansive blank walls.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311