



City Council Follow-Up Report From the January 17, 2017 and February 20, 2017 Zoning Meetings

2016-146 Barringer Capital, LLC – located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street.

What are the minimum parking requirements in TOD-R? Can a development have zero parking in TOD-R?

Staff Response: New residential uses are required to meet a minimum of one (1) parking space per dwelling unit for properties on blocks with single family zoning. No parking minimum is required for all other properties. The maximum parking is 1.6 parking spaces per dwelling unit.

Provide a mock-up of the purchase contract.

Staff Response: Attachment #1 shows the purchase contract. Item #3 on the first page, includes the following statement in bold: “**The Southend Court Condominium has a zoning classification of TOD-RO. Certain parcels of the property adjoining and in the vicinity of Southend Court Condominium have I-2 zoning classifications and are or may be lawfully used for certain industrial (including, without limitation, potentially noisy manufacturing) purposes.**”

What other type of uses could develop on this I-2 zoned site, besides industrial?

Staff Response: The I-2 (general industrial) zoning district would allow a variety of uses on the site. The district’s intent is to allow for heavy manufacturing, processing, and specialized industrial operations. Some other non-residential uses allowed in the I-2 district include retail up to 25,000 square feet, eating drinking, and entertainment establishments, automobile repair, general and medical offices, and churches.

2016-097 Simonini Saratoga Foxcroft, LLC – located on the east side of Sharon Lane between Providence Road and Heathmoor Lane.

How many dwelling units can be actually be sited on the property by-right? Provide a layout.

Staff Response: Staff will provide a possible site plan layout at the Monday dinner meeting.

Can the developer remove six dwelling units from the site plan and still provide private streets and storm water?

Staff Response: The developer could remove dwelling units; there is no minimum number of units required. Urban residential (UR-1 and UR-2) zoning districts allow the use of private streets to create subdivisions. UR-1 and UR-2 zoning also allow underground stormwater facilities to be placed under private streets. Single family (R-3) zoning does not allow the use of private streets to create subdivisions. R-3 zoning also would not allow underground stormwater facilities to be placed within the public right-of-way.

2016-134 CapRock, LLC – located on the north side of Joy Street between Ashley Road and Wilson Avenue.

Provide elevations of the project.

Staff Response: Planning staff met with the petitioner on February 22, 2017 to discuss the site plan and outstanding issues. During the meeting, staff requested that elevations be included with the resubmittal package. The petitioner has asked for a deferral to the April 4, 2017 Zoning Committee Work Session in order to allow additional time to work on site plan issues. Staff will provide updated elevations with next month’s follow-up report.

2017-017 NODA Terrace, LLC – Located on the southeast corner of the intersection of North Davidson Street and East 37th Street.

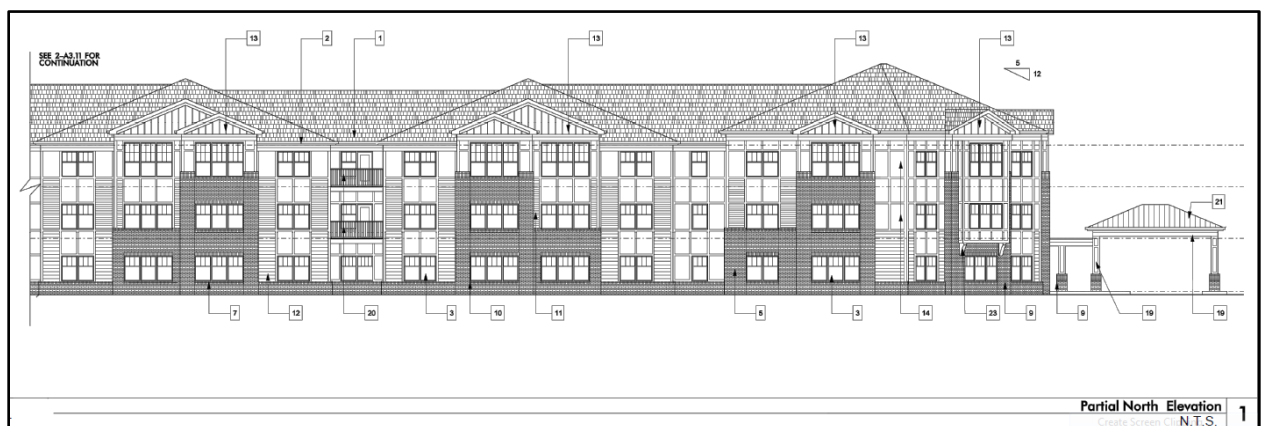
Provide elevations of the project.

Staff Response: The petitioner has asked for a deferral to the April 4, 2017 Zoning Committee Work Session in order to allow additional time to work on the proposal. Staff will provide updated elevations with next month’s follow-up report.

2017-024 Mosaic Development Group – located on the west side of Bingham Drive between North Tryon Street and Curtiswood Drive.

Provide elevations of the project, and a copy of the Community Meeting Report.

Staff Response: The following elevations and renderings were submitted with the revised site plan. The Community Meeting Minutes can be found at: <http://ww.charmeck.org/Planning/Rezoning/2017/017-031/2017-24%20community%20report.pdf>

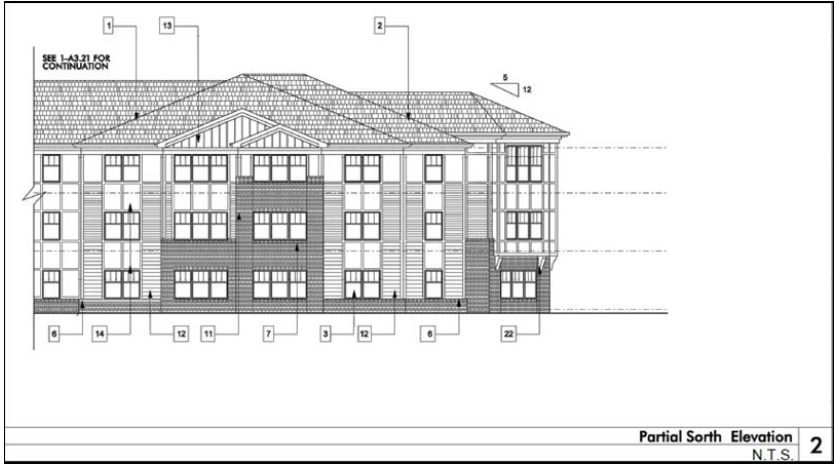




Partial North Elevation
N.T.S. 2



Partial South Elevation
N.T.S. 1



Partial South Elevation
N.T.S. 2



East Elevation
N.T.S. 1



West Elevation
N.T.S. 2



View 4
Scale: NTS



View 3
Scale: NTS



View 2
Scale: NTS



View 1
Scale: NTS



View 4
Scale: NTS



View 3
Scale: NTS



View 2
Scale: NTS



View 1
Scale: NTS

2017-027 Charlotte-Mecklenburg Housing Partnership – located on the west side of Statesville Avenue between Newland Road and Moss Lane.

Provide additional information on the alignment of Newland Road and Norris Avenue. Is there a commitment to provide signalization at this intersection, and if so, when would this occur?

Staff Response: The Charlotte Department of Transportation (CDOT) study of this intersection in the Fall of 2016 did not recommend a signal at Norris Avenue and Newland Road. Morning field observation indicates that all left turning traffic from Newland Road were able to complete a safe turn within 35 seconds of getting to the intersection. Charlotte Department of Transportation will continue to monitor this intersection for installation of a traffic signal as development continues on adjacent parcels. A new traffic signal is funded for the nearby intersection of Statesville Avenue at Woodward Avenue.