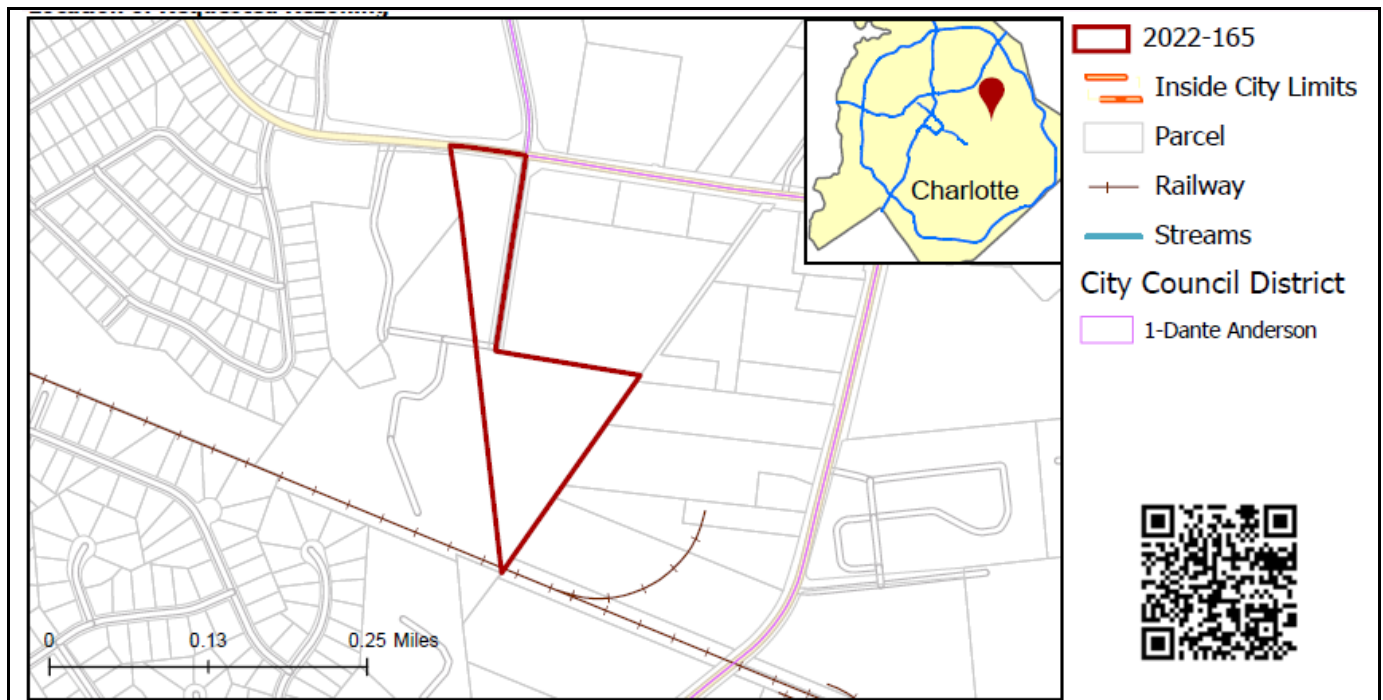


REQUEST

Current Zoning: O-1 (office) and I-1 (light industrial)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 10.09 acres located on the south side of Milton Road and west side of Barrington Drive, northwest of North Sharon Amity Road.



SUMMARY OF PETITION

The petition proposes to allow a 168-unit multi-family residential community on vacant land.

PROPERTY OWNER

Tower Seven Development Partners, LLC

PETITIONER

Winterwood, Inc.

AGENT/REPRESENTATIVE

Bridget E. Grant – Moore and Van Allan Law

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The proposal for multi-family residential is consistent with the Neighborhood 2 Place Type goal to, "provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population."
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities
- 7: Integrated Natural & Built Environments

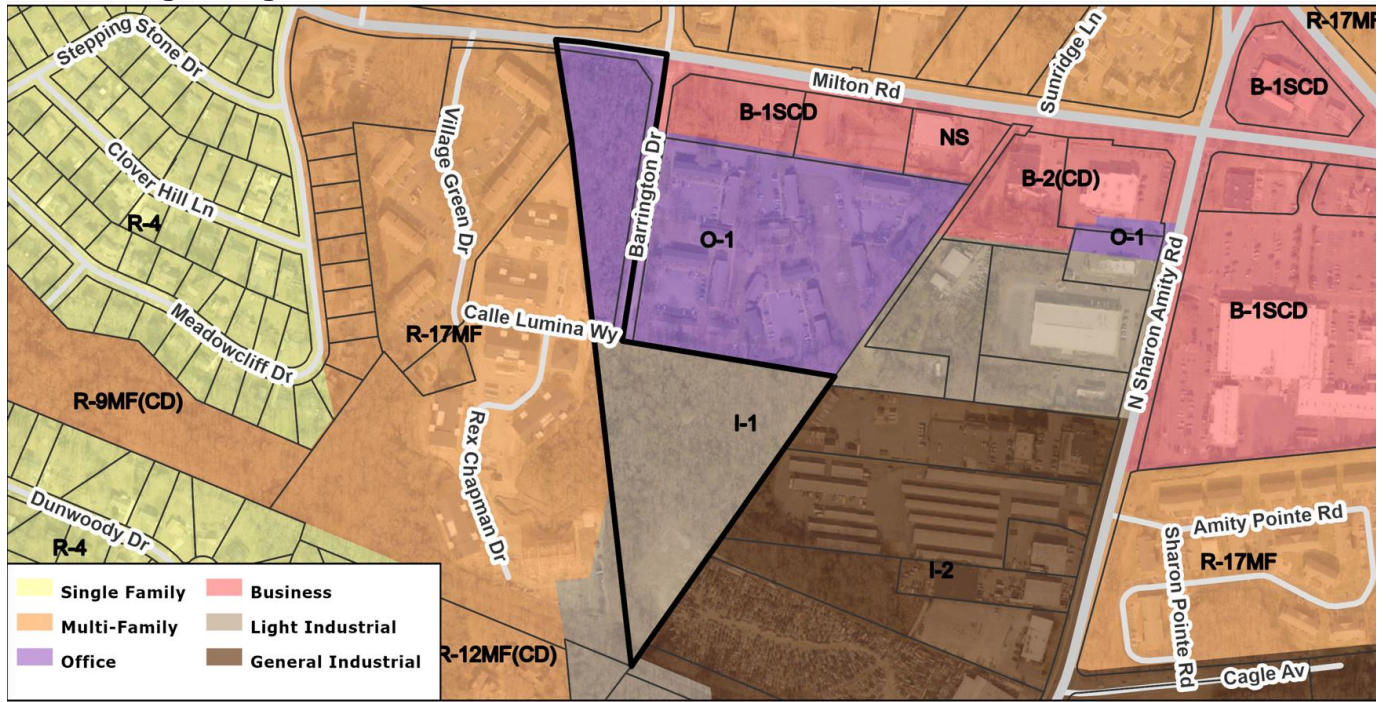
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 168 multi-family residential units at a density of 16.65 dwelling units per acre.
- Provides a workforce housing program to ensure that at least 90% of the new residential units constructed on the site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). Notes the petitioner shall ensure that all the proposed Affordable Units constructed for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of the area median income subject to approval of tax credits and bonds from the State Housing Finance Agency. In the even that tax credits and bonds are not approved for affordable housing, market-rate housing may be provided.
- Limits building height to 56 feet.
- Proposes a 50-foot transitional setback along Milton Road as measured from centerline. A 16-foot setback is proposed as measured from future back of curb.
- Proposes a 16-foot setback along Barrington Drive as measured from the back of curb.
- Proposes the following transportation improvements:
 - Proposes two points of ingress/egress from Barrington Drive.
 - Dedicates 50 feet of right-of-way along Milton Road.
 - Proposes an eight-foot planting strip and an eight-foot sidewalk along Barrington Drive and Milton Road.
- Proposes the following design guidelines:
 - Proposes a combination of the following building materials: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, and/or wood. Vinyl or aluminum only allowed to be used on windows, soffits and on handrails/railings.
 - Buildings shall front a minimum of 50% of the total existing street frontage along Barrington Drive.
 - Notes buildings exceeding 135 feet in length along Barrington Drive will include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc).
 - Designs buildings along Barrington Drive with a recognizable architectural base.
 - Avoids expanses of blank walls greater than 20 feet for building elevations facing existing public streets.
 - Applies architectural features such as, but not limited to, banding, medallions, or design features or materials for walls along Barrington Drive.
- Proposes open space and an amenity area(s) on the site. Proposed open space areas will be improved with at least three of the following elements: club house, pool, walking paths, landscaping, seating areas, and covered structures appropriate to the proposed open space area.
- Proposes a half 100-foot Class A buffer, reduced 25% with a fence to 37.5 feet along portions of property line abutting industrial zoning.
- Identifies potential tree save, existing wetland and 30-foot post construction buffers.

- Existing Zoning**



- The site is currently zoned O-1 and I-1 and is surrounded by a mix of single family and multi-family neighborhoods, industrial/warehousing, and retail uses on parcels in various zoning districts.

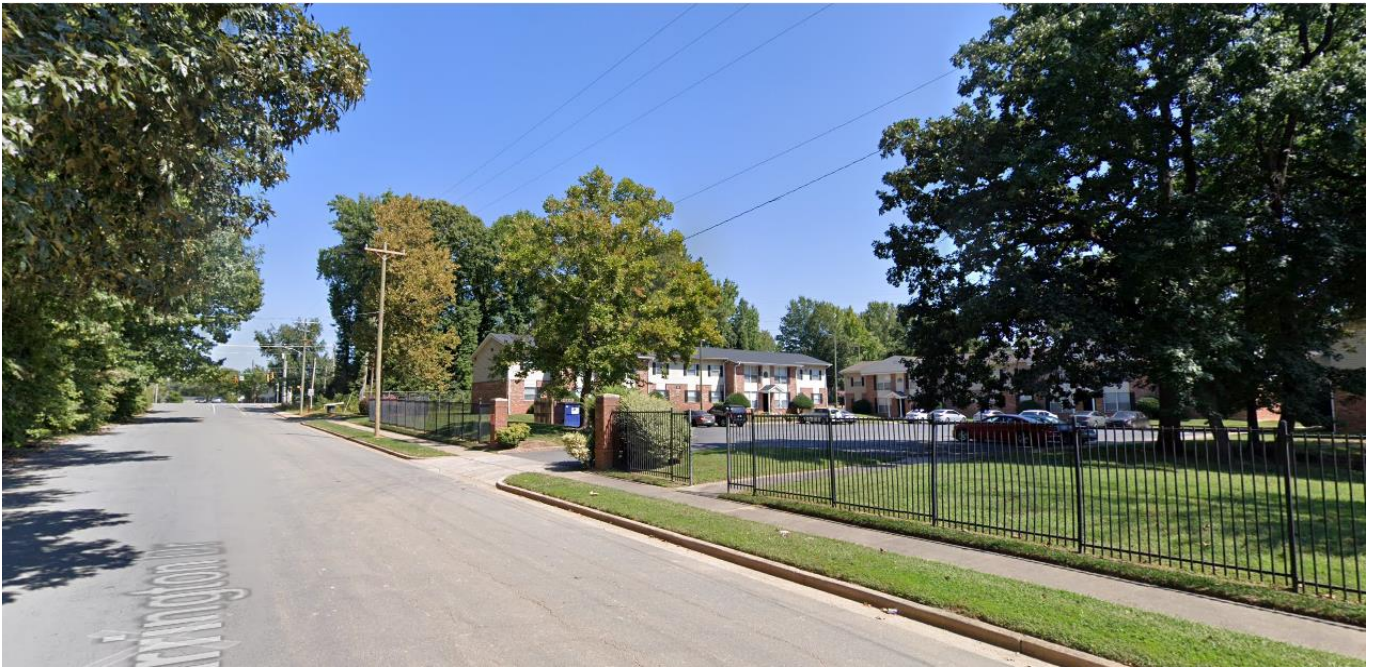
Existing Zoning	Translated Zoning	Recommended Place Type
O-1	OFC	Neighborhood 2 (N2)
I-1	ML-1	Neighborhood 2 (N2)



The site (above and below) is currently vacant.



North are multi-family residential communities.

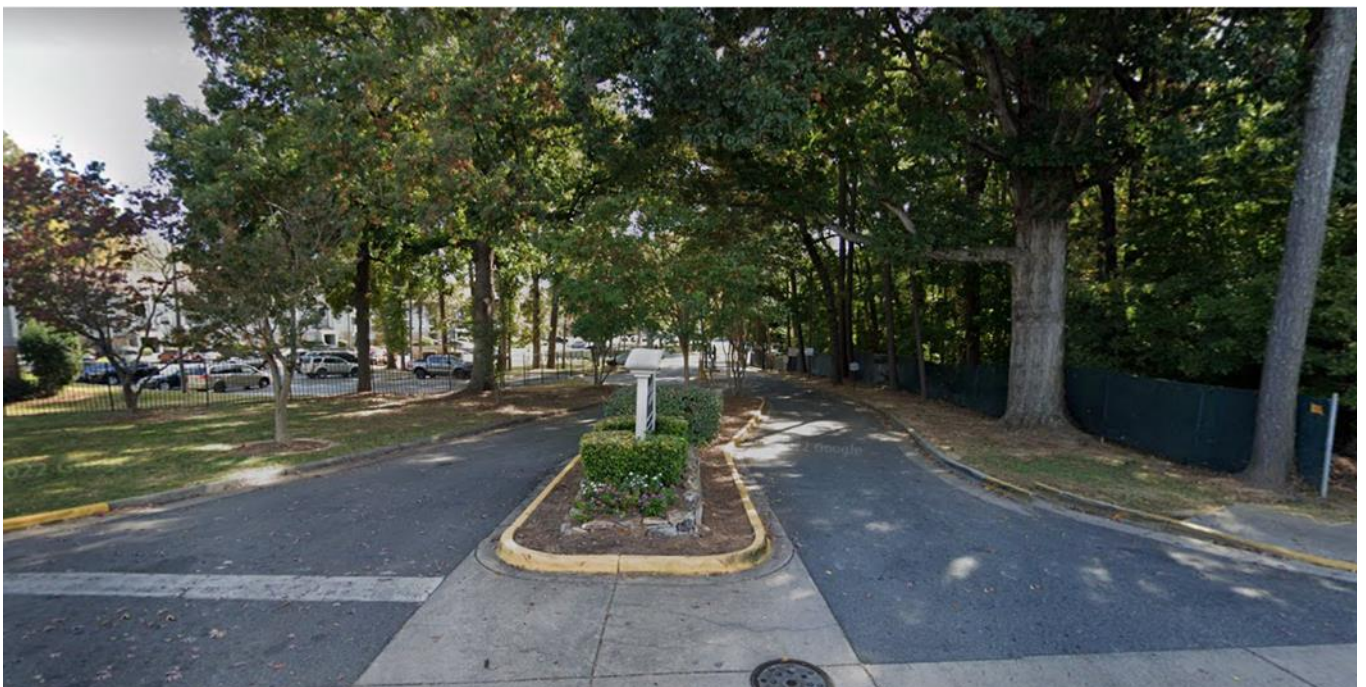


East (above and below) are multi-family residential communities and nonresidential uses.

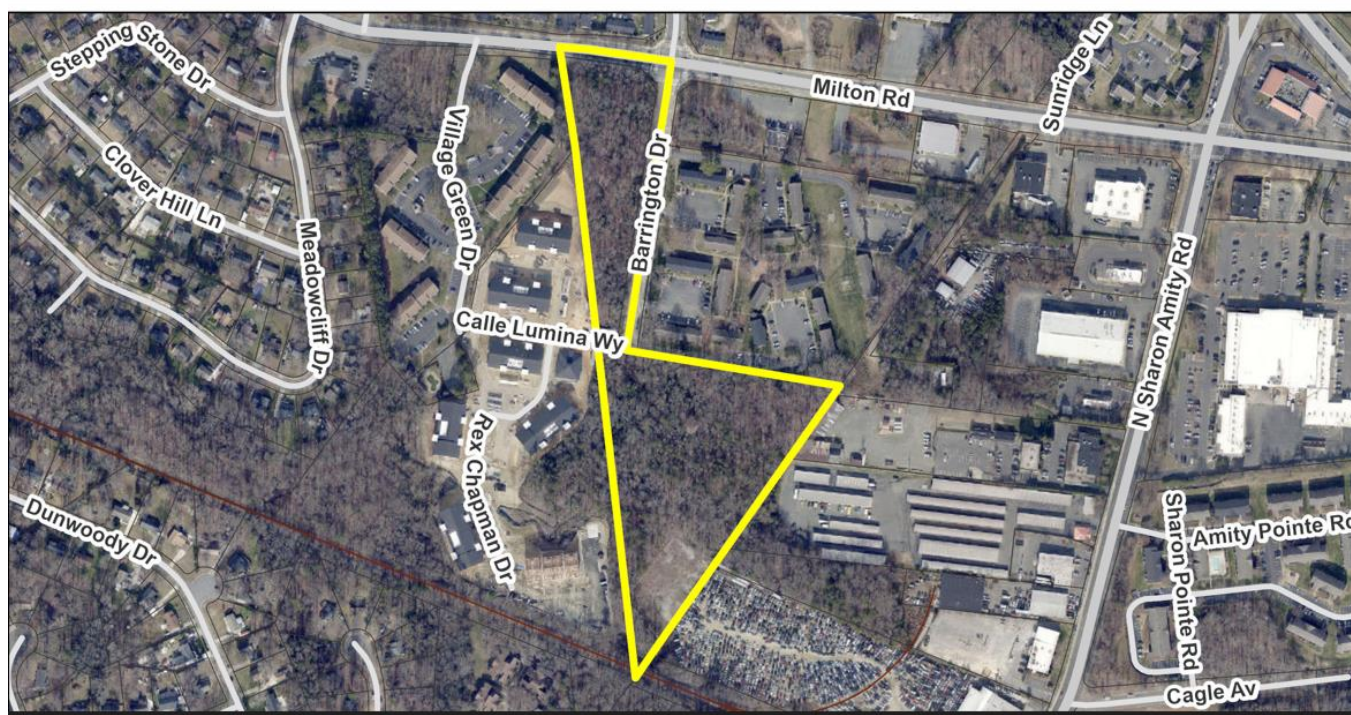




South are single family homes (above) and nonresidential uses (below).

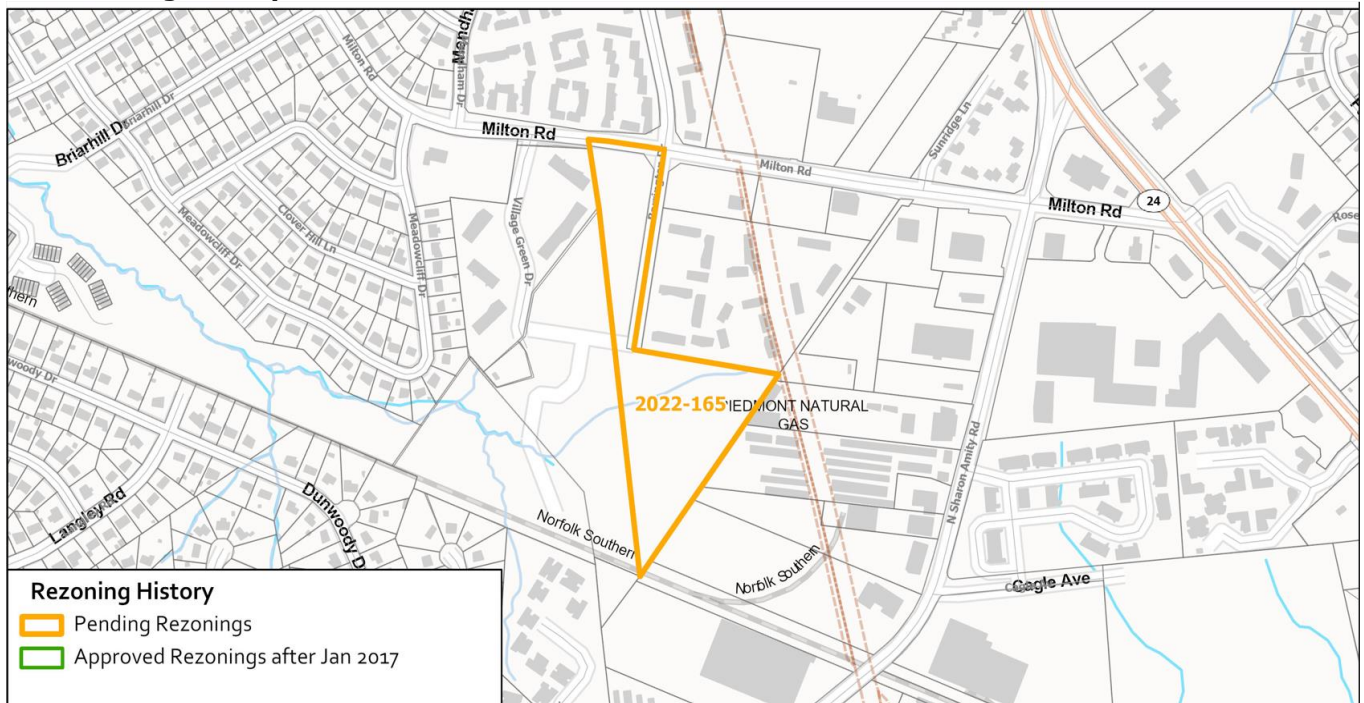


West are multi-family residential communities (above) and single family neighborhoods (below).



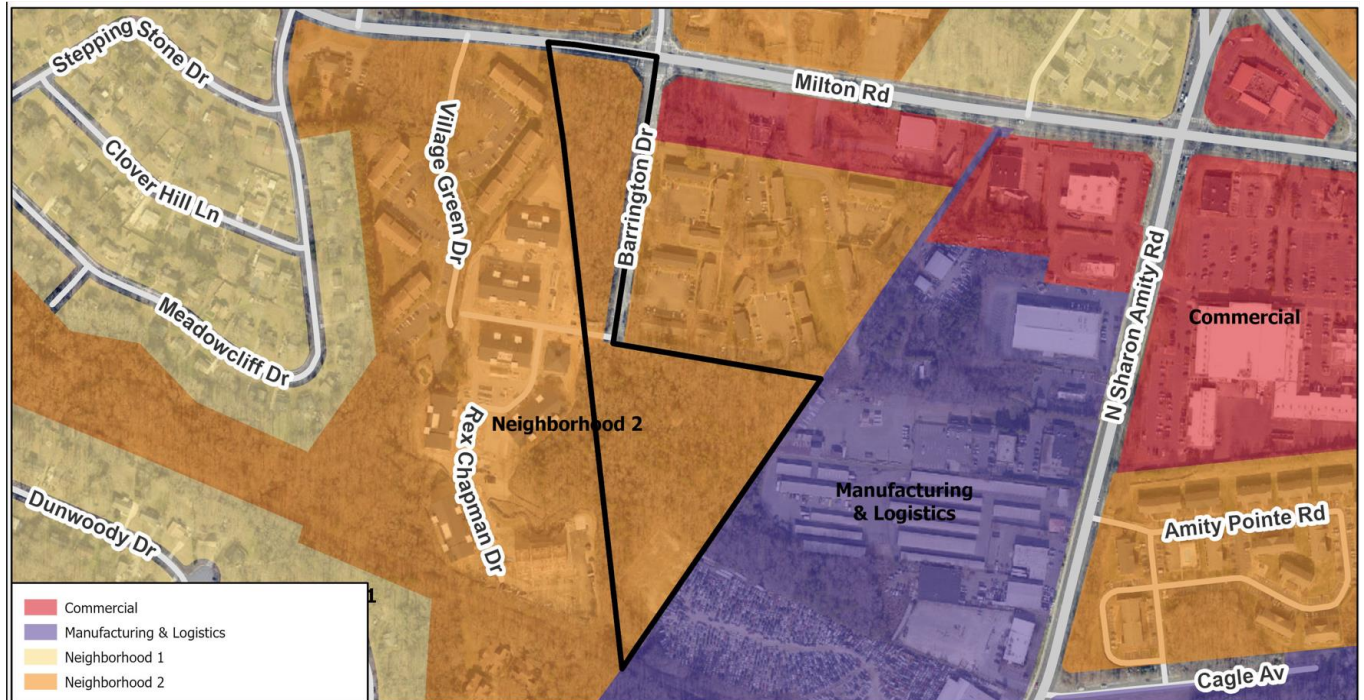
The rezoning site (denoted by the purple star) is surrounded by a mix of single family neighborhoods, multi-family residential communities, and nonresidential uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the immediate area.	

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type for this site.

- TRANSPORTATION SUMMARY**

- The petition is located on the south side of Milton Road, a City-maintained major throughfare west of Barrington Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. Petitioner has committed to dedicating a minimum of 50 feet of right-of-way measured from the centerline of Milton Road, committing to constructing an 8-foot planting strip and an 8-foot sidewalk along Milton Road and Barrington Drive and providing the minimum 200-foot

driveway separation from the signalized intersection at Milton Road. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to updating conditional note to require approval from city prior to bonding any transportation improvements that have not been completed prior to request of CO. Further details are listed below:

- **Active Projects:**
 - No active projects near the site.
- **Transportation Considerations**
 - See Outstanding Issues, Note 1-2
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 550 trips per day (based on 29,300 sq ft office and 71,600 sq ft industrial).

Proposed Zoning: 755 trips per day (based on 168 multi-family units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed with the existing zoning could generate 0 students, while the development allowed with the proposed zoning may produce 46 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Devonshire Elementary from 109% to 113%
 - Cochrane Collegiate Academy/IMECK from 111% to 113%
 - Garinger High from 115% to 116%.
- **Charlotte Water:** Insert location information from memo. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located from the north of the parcel. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located from the east and north of the parcel. See advisory comments at www.rezoning.org.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
2. Update note 3.h. to clarify bond for improvements to be contingent upon city approval if transportation improvements are not complete prior to CO.

Site and Building Design

3. The farthest portion of a residential building must be within 400 feet of vehicular access from a public right-of-way or private street per Section 9.303(19)(c). Building at top left of site appears to not meet this standard.
4. Modify language to reference a 50-foot Class A buffer, reduced to 37.5 feet with a wall or a fence.