

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-3(CD) (urban residential, conditional)
LOCATION	Approximately 2 acres located at the northeast intersection of Marney Avenue and Sam Drenan Road and east of Skyland Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the development of 80 senior multi-family units for a density of 40 units per acre on a vacant lot at the edge of the Grier Heights community.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Grier Heights Economic Development Foundation, Inc. Laurel Street Residential Walter Fields, Walter Fields Group, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 28

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, and transportation. <u>Plan Consistency</u> The petition is inconsistent with the <i>Independence Boulevard Area Plan</i> recommendation for office/industrial-warehouse-distribution uses. <u>Rationale for Recommendation</u> • The subject site is a vacant parcel at the edge of the Grier Heights neighborhood. • To the north and east side of the site is vacant land zoned for industrial use and accessed off of Latrobe Drive, which does not connect to the Grier Heights neighborhoods. The area to the south, across Sam Drennan Road, is developed with low density single family homes in the Grier Heights neighborhood, and the properties to the west are developed with retail and multi-family uses. • The proposed multi-family development will provide a transition between the single family section of Grier Heights and the industrially zoned land along Latrobe Drive. • In addition, the proposed elderly housing will complement the existing housing in the neighborhood and will provide aging residents with an opportunity to move into elderly housing while remaining in the neighborhood.
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a residential development consisting of up to 80 multi-family residential units with a maximum of 90,000 square feet for age restricted senior housing.
- Proposes 0.25 off-street parking spaces for the development.
- Proposes a single building up to three to four stories in height.
- Vehicular access will be provided via Sam Drenan Road with on-street parking along Marney Avenue.
- Eight foot-planting strip and six-foot sidewalk will be installed along all public street frontages.
- Commits to the following design features:
 - Proposes building materials that will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, and/or wood.
 - Limits use of vinyl or aluminum to windows, soffits, canopies, and on handrails.
 - Minimizes scale and massing along a street frontage through use of a combination of

- options: varied roof lines; building corners; horizontal and vertical variations; or windows.
 - Commits to building elevations being designed with vertical bays or architectural façade features that may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - Variation of roof line by changes in height and or roof form.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned R-5 (single family residential), and is vacant.
 - The property to the north and east is zoned I-1 (light industrial), and is vacant.
 - The property to the south is zoned R-5 (single family residential), and is developed with single family homes.
 - The property to the west is zoned B-1 (neighborhood business) and R-22MF (multi-family residential), and is developed with a retail strip center and residential structures or vacant.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends a mix of office/industrial-warehouse-distribution uses.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the unsignalized intersection of a local street and a minor collector. The current site plan commits to reconstruction of streetscape along the site’s frontage to meet the current standards.
 - See Outstanding Issues, Note 7.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 120 trips per day (based on nine single family structures).
 - Proposed Zoning: 280 trips per day (based on eighty multi-family units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 8 & 9
- **Charlotte Department of Neighborhood & Business Services:**
The proposed development is aligned with the Council’s October 2016 Community Letter and will help achieve City Council’s goal to increase the supply of affordable and workforce housing.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** This request will not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via existing six-inch water distribution mains along Sam Drenan Road and Marney Avenue. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer mains located along Sam Drenan Road and Marney Avenue.
- **Engineering and Property Management:**
 - **Arborist:** Trees located in the right of way of Marney Avenue are not authorized for removal based on the conditional notes and the conceptual site plan shown in this rezoning petition. The trees located in the street right-of-way along Marney Avenue must be protected during all phases of construction by tree protection fencing. All underground utilities shall be placed outside of the trees’ protected root zone or be bored under the roots. The protected root zone extends six-inches for every 1-inch of tree diameter including private property. Contact the City Arborist’s office (704-336-5753) for a permit if you plan to plant in the right-of-way. Street tree species must be approved before planting. The petitioner must submit a tree survey for all trees two-inches or larger located in the rights-of-way. In addition, the survey shall include all trees eight-inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESSite and Building Design

1. Show and label a 30-foot setback from the future back-of-curb curb along Sam Drenan Road.
2. Provide building elevations with annotated building materials consistent with the proposed conditional notes. The elevation on Sam Drenan Road and across the street from the single family homes should be designed with a roof line that varies every 30 feet and façade variations that visually separate individual units horizontally.
3. Provide a building entrance along Sam Drenan Road.
4. Add a note that expanses of blank wall will be no longer than 20 feet.
5. Show and label centerline and dimension the distance to the future back of curb of all public rights-of-ways.
6. Indicate the proposed building height in feet along with the number of stories already indicated on the site plan.

Transportation

7. Provide and construct a new bench pad for a new bus stop on Sam Drenan Road along the site's frontage.
 8. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two feet behind back of sidewalk where feasible or at back of sidewalk at a minimum.
 9. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.
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Attachments Online at www.rezoning.org

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

Planner: Solomon Fortune (704) 336-8326