



CHARLOTTE.

City Council Follow-Up Report From the February 19, 2018 Zoning Meeting

2017-171 by Century Communities – located on the south side of Ardrey Kelly Road, west of Wade Road and east of Travis Gulch Drive. (Council District 7 – Driggs)

What is the residential density of the townhomes?

Staff Response: This has not been calculated. The Zoning Ordinance calculates density using the total number of units for the total site area including open spaces and internal street network. The proposed 220 units on the 36.7 acre site yields a density of 5.99 units per acre which meets the criteria in the *General Development Policies* for development at up to six dwellings per acre.

What is the bedroom percentage mix for the townhomes?

Staff Response: The petitioner has responded that each townhome is proposed to have 3 bedrooms. It is important to note that the rezoning site plan does not specify the number of bedrooms for townhomes and therefore should not be considered when making a decision on this petition. Staff would not recommend adding this commitment to rezoning site plan as conditional rezonings do not typically specify the number of bedrooms in residential dwellings and such a provision would be difficult to enforce.

How many on-street and guest parking spaces will be provided? How many total parking spaces are provided, including those on the parking pads that can accommodate a car?

Staff Response: The current site plan allows for approximately 142 on-street parking spaces along the internal public streets. Note there is not a commitment for an exact number of on-street spaces on the rezoning plan and the number is subject to change based on more detailed design review during land development/construction permitting.

Provide a more detailed site plan showing on-street and guest parking spaces, open space, amenity areas, connections to the trail network. Provide additional details about the amenities to be provided.

Staff Response: The revised site plan shows the proposed on-street parking. The plan also includes amenity area, linear park and trail network details. The petitioner is not currently committing to a swimming pool in the revised site plan but there is space to provide one if it is desired by the developer.

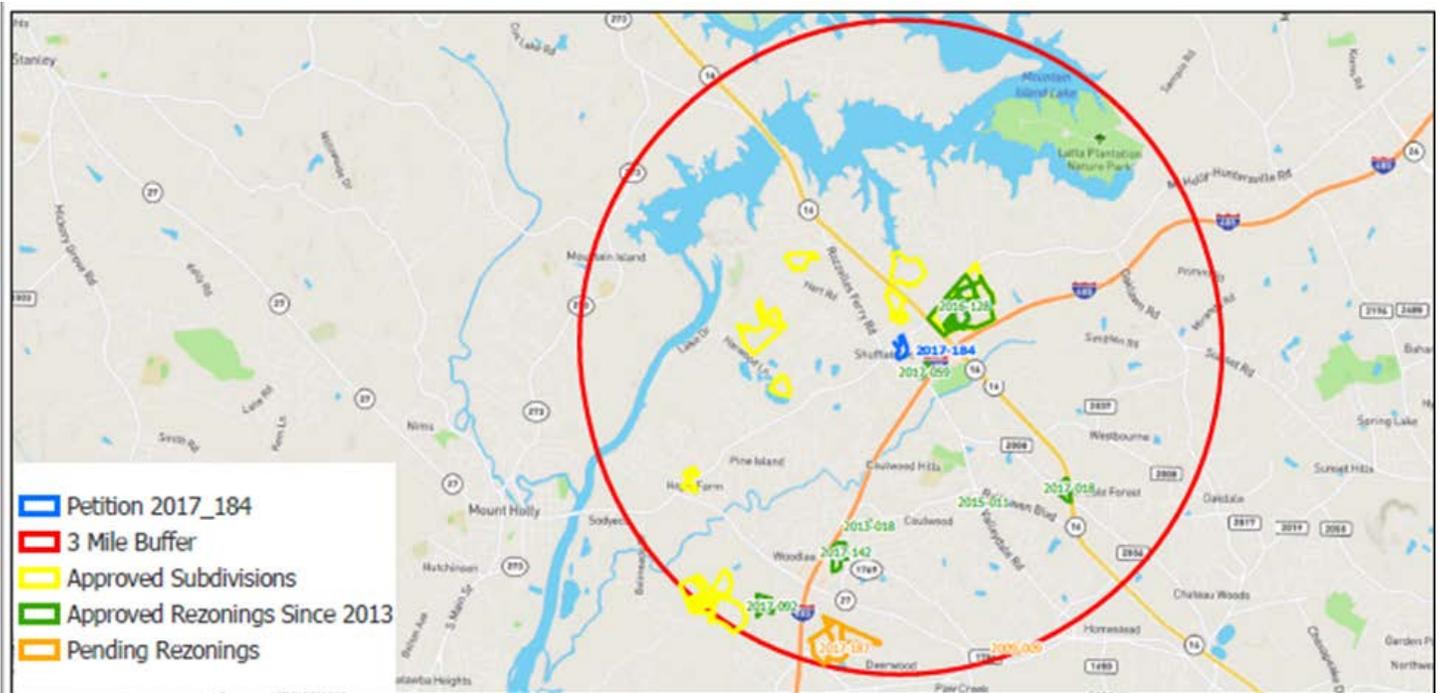
Provide elevations of the townhomes and single-family dwelling units.

Staff Response: The current site plan submitted does not include elevations. The petitioner has stated they have developed elevations and intend to provide them with the revised site plan to be submitted after the second public hearing for the second Zoning Committee Work Session.

2017-184 by Sean Brady – Located on the south side of Mount Holly-Huntersville Road, east of Rozzelles Ferry Road and west of Brookshire Boulevard. (Council District 2 – Harlow)

Prepare a map showing residential projects planned or underway within a three-mile radius of the site.

Staff Response: The following map illustrates the approved subdivisions within the past five years within three miles of Petition 2017-184:



Provide additional information on the school capacity to fact check the information provided to City Council by the neighbors.

Staff Response: Charlotte-Mecklenburg Schools has updated their report. The proposed development is projected to increase the school utilization (without mobile classroom units) over existing conditions as follows:

- Mountain Island Lake PK-8 from 157% to 161%; and
- West Mecklenburg High from 105% to 106%.

2017-190 – by C4 Investments, LLC – Located on the east side of West Sugar Creek Road, east of Merlane Drive. (Council District 4 – Phipps)

What safety and traffic projects are proposed by NCDOT and CDOT?

Staff Response: The following projects by the State, Developer, and City have been made or are being considered within three-miles of the site:

State projects:

Major reconstruction of the Mount Holly-Huntersville and Brookshire (NC 16) intersection in partnership with the Riverbend development (rezoning case 2016-128). Construction is anticipated to begin in Spring 2018.

I-485/NC 16 Interchange Improvements project (Project # I-5973) by NCDOT is scheduled to begin construction in FY23. Scope of improvements has not been finalized.

Developer projects:

Widening of westbound/southbound Mount Holley-Huntersville and intersection improvements at Callabridge Court, Overlook Mountain, and Chaistain Parc are also commitments of the Riverbend development entitlements. Construction is anticipated to begin in Spring 2018.

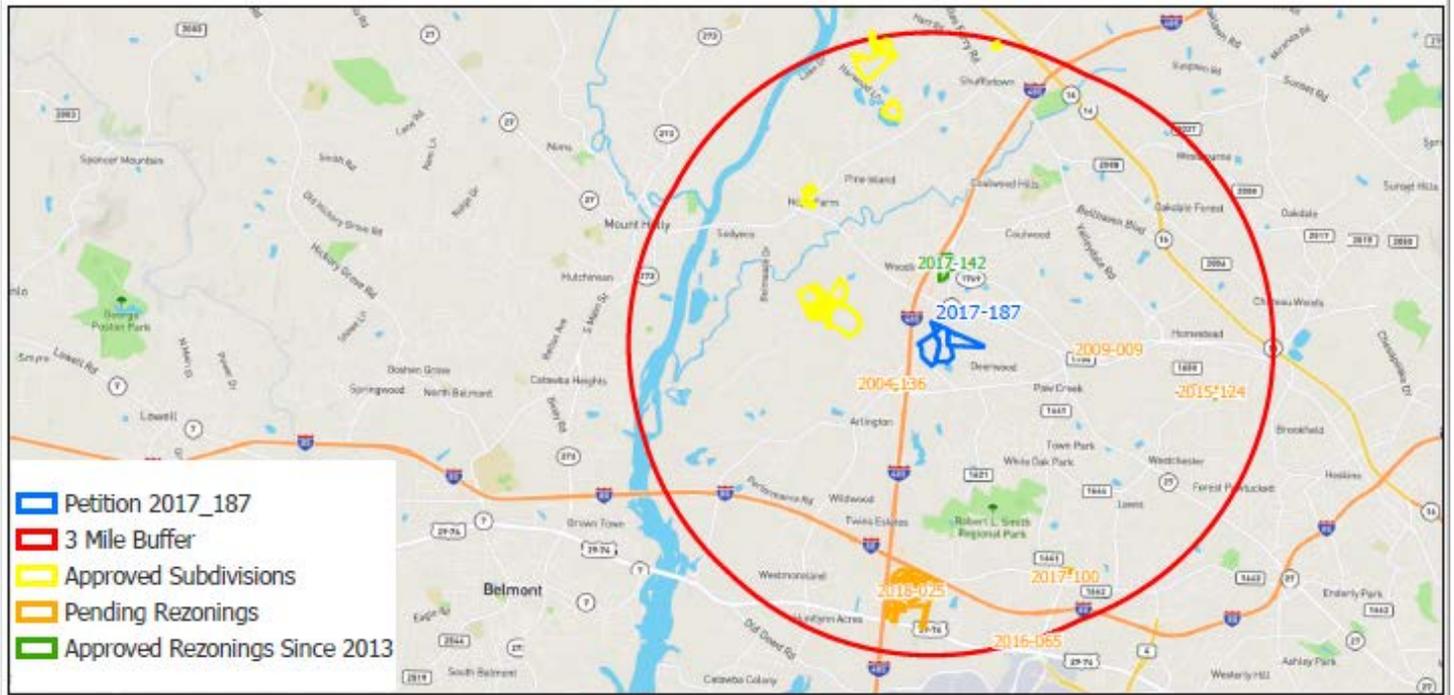
City projects:

CDOT has identified a desire for a pedestrian refuge on Rozzelle’s Ferry near Dunn Commons Pkwy. A schedule for this project has not been established.

2017-187 – by Maga Development, LLC – Located on the northeast side of Old Moores Chapel Road, north of Moores Chapel Road east of I-485. (Council District 3 – Mayfield and Outside City Limits)

Provide a map showing the projects approved, discussed, and underway in the area.

Staff Response: The following map below shows the approved subdivisions, pending rezoning’s, and approved rezoning’s since 2013.



2017-189 – by SL Horton Road, LLC – Located at the end of Horton road, east of Garrison road, west of I-485. (Outside City Limits)

If outstanding issues #2 and #3 are addressed, would that bring the site up to the same type of water quality standards of the River District?

Staff Response: The water quality buffers referenced in outstanding issue #2 are those required by the Lower Lake Wylie Protected Area and the Post Construction Stormwater Ordinance. The specific erosion control measures committed to on the site plan to address outstanding issue #3 provide comparable water quality standards as the River District for the size, location and proposed use of the subject rezoning site.