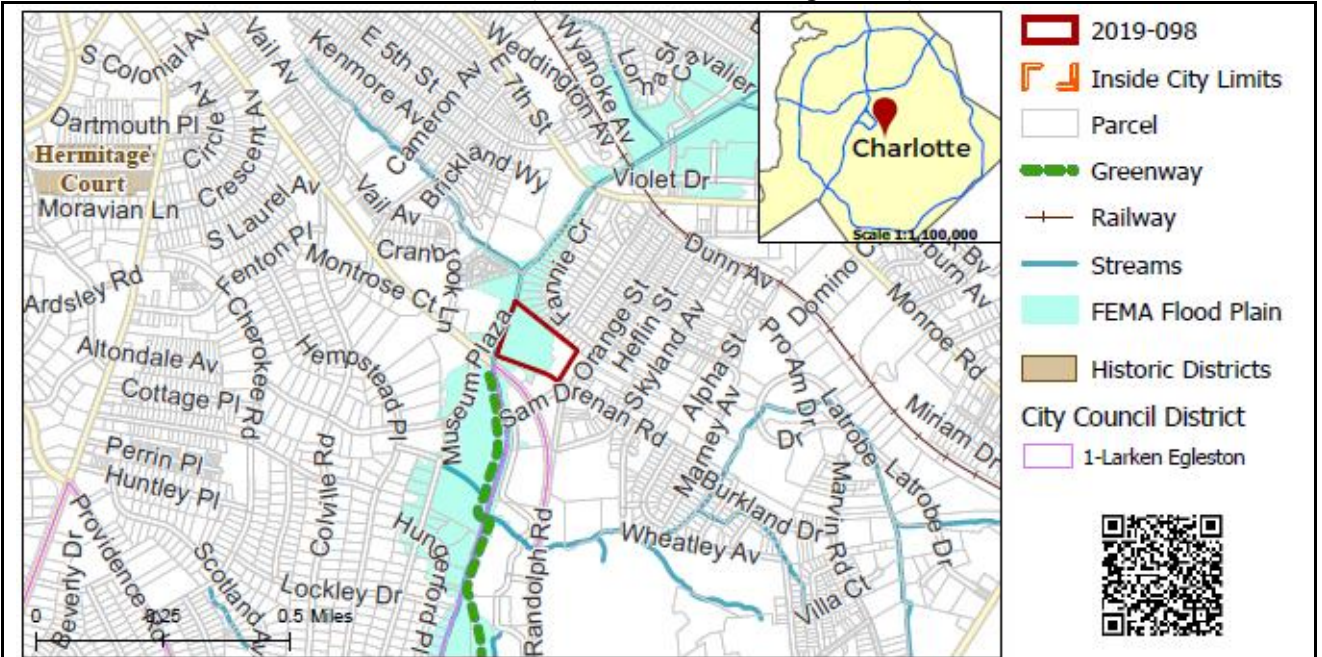


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 8.12 acres located on the north side of Randolph Road, north of Eastover Ridge Drive, east of Cranbrook Lane.



SUMMARY OF PETITION

The petition proposes to allow a development consisting of residential units and a medical office on a parcel of land currently developed with a radio transmission tower.

PROPERTY OWNER

WHVN Inc.

PETITIONER

Flagship Healthcare Properties, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Dujuana Keys & Jeff Brown/Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 11

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to environment.

Plan Consistency

The petition is **consistent** with the *Central District Plan* (1993) for portions of the site recommended for residential at eight units per acre and greenway, and **inconsistent** with the adopted plan for remaining acreage recommended for residential at eight units per acre and greenway.

Rationale for Recommendation

- The proposed residential land use is consistent with the abutting residential developments to the north and east.
- The office land use is inconsistent with the policy recommendation for this parcel, however, the development is consistent with the mix of uses in the area.

- The density of the residential component is 5.814 units per acre, which is less than the recommended 8 units per acre per the adopted plan for the portion of the site recommended for residential.
- The request limits the height of the residential units to 40 feet, which is consistent with the height limits in the adjacent neighborhood.
- The development will support the development of Briar Creek Greenway via conveyance of the 100-foot SWIM buffer associated with Briar Creek, and an 8-foot multi-use path with a 10-foot access easement to the future greenway.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from current recommended residential at eight units per acre and greenway to residential/office and greenway.

PLANNING STAFF REVIEW

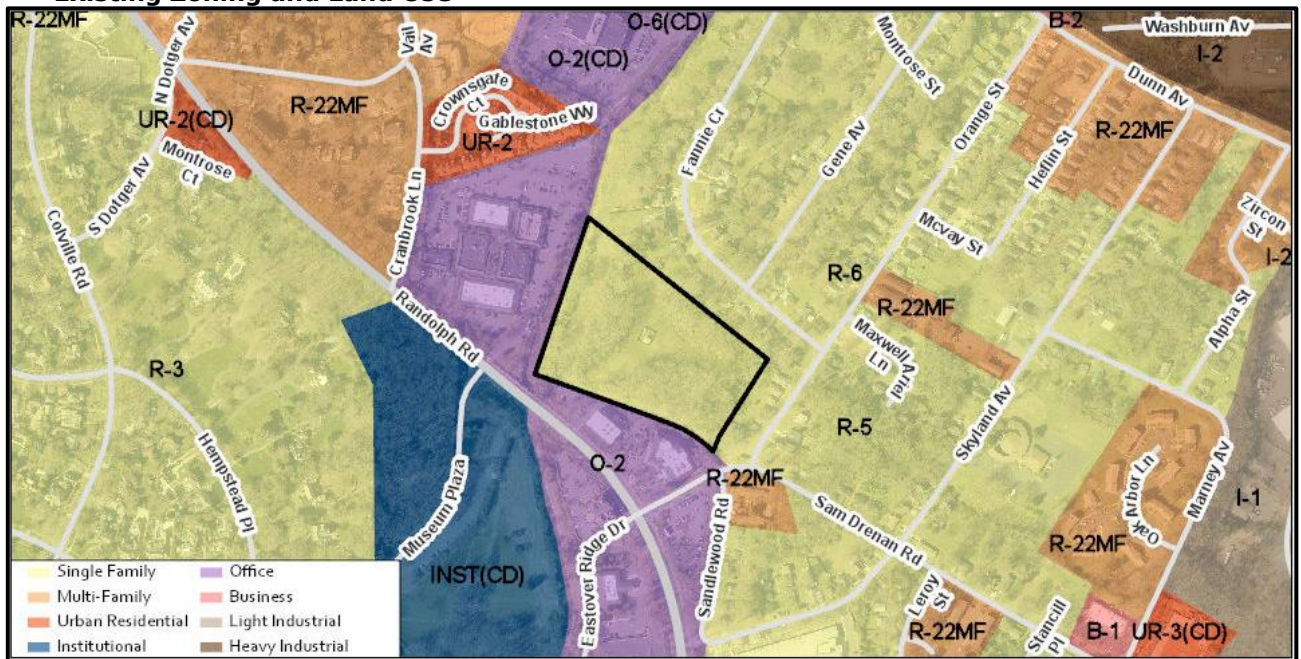
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Development Area A: Up to 12,500 square feet of medical office uses, medical, dental, optical clinics, and general office uses. Limits building height to 1 story, not to exceed 27 feet.
- Development Area B: Up to 25 attached dwelling units, limiting building height to 3 stories, not to exceed 40 feet.
- A minimum of 6 units and a maximum of 10 units, but not less than 40% of the attached dwelling units constructed on Development Area B will be restricted to buyers who are eligible for House Charlotte assistance.
- Removes radio antenna tower as part of the redevelopment of the site.
- Proposes a 20-foot landscape area planted to Class C buffer standards along the northern property boundary, and a 15-foot landscape area planted to Class C buffer standards along the eastern property line.
- Provides a sidewalk network linking the proposed building entrances within each Development Area to the sidewalk along Sam Drenan Drive. The minimum width for this internal sidewalk will be 6 feet, except at the location where the width narrows to 5 feet due to limited property frontage as shown on the plan.
- Commits to the following transportation improvements:
 - Proposes access to the site from Sam Drenan Road. The common access drive may be designed as a shared drive for the proposed uses as well as a shared drive with the existing building located at 2825 Randolph Road.
 - Reserves the right to request the abandonment of a portion of the existing unused right-of-way located at the intersection of Orange Street and Sam Drenan Road. The amount and area that may be abandoned will be coordinated with CDOT and will be determined during the land development approval process for the site.
 - Provides an 8-foot multi-use path (MUP) with a 10-foot access easement to the future Briar Creek Greenway. The easement and MUP will extend to Sam Drenan Road. Due to site constraints the MUP and 10-foot easement may narrow to 5 feet. The 10-foot access and MUP easement is to be provided to Mecklenburg County ~~Park and Recreation~~.
- Commits to the following architectural standards for Development Area A:
 - Front façade will include windows for a minimum of 50% of the private street elevation, transparent glass between 2 feet and 10 feet on the first floor. Up to 20% of this requirement may be comprised of display windows, which must maintain a minimum of 3-foot clear depth between window and rear wall. Windows within this zone will not be screened with film, decals, and other opaque material, or glazing finishes. Maximum sill height for required transparency will not exceed 4 feet above adjacent street sidewalk.
 - Front façade of first/ground floor of the building will incorporate a minimum of 30% masonry material such as brick or stone.
 - Direct pedestrian connection will be provided between the building and the internal private street, to the sidewalk on Sam Drenan Road.
 - The building design will include a door oriented toward the internal private street.
 - Building elevations will not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

- Building elevations will be designed with vertical bays or articulated architectural features which will include a combination of at least 3 of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- Commits to the following architectural standards for Development Area B:
 - Proposed building materials will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may be used on windows, soffits and on handrails/railings.
 - On the interior of the site end units that abut the internal private streets will have multiple windows on the end facades to avoid a blank street wall.
 - Garage doors visible from the public or private streets will be recessed at least 1 foot behind the front most building face.
 - All residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade of 24 inches.
 - All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front end side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Conveys to Mecklenburg County ~~Park and Recreation~~ for the development of a greenway the portion of 100-foot SWIM buffer associated with Briar Creek, to be dedicated and conveyed prior to issuance of the first certificate of occupancy for the site.
- Identifies 100-foot Post Construction/SWIM buffer, possible tree save areas, and possible stormwater management area.

• **Existing Zoning and Land Use**



- The site is predominantly vacant with the exception of a radio antenna tower and is surrounded by a mix of single family and multi-family neighborhoods, offices, civic and educational facilities, and parks in various zoning districts.



North and east are single family homes.



West and south are apartments and medical offices.

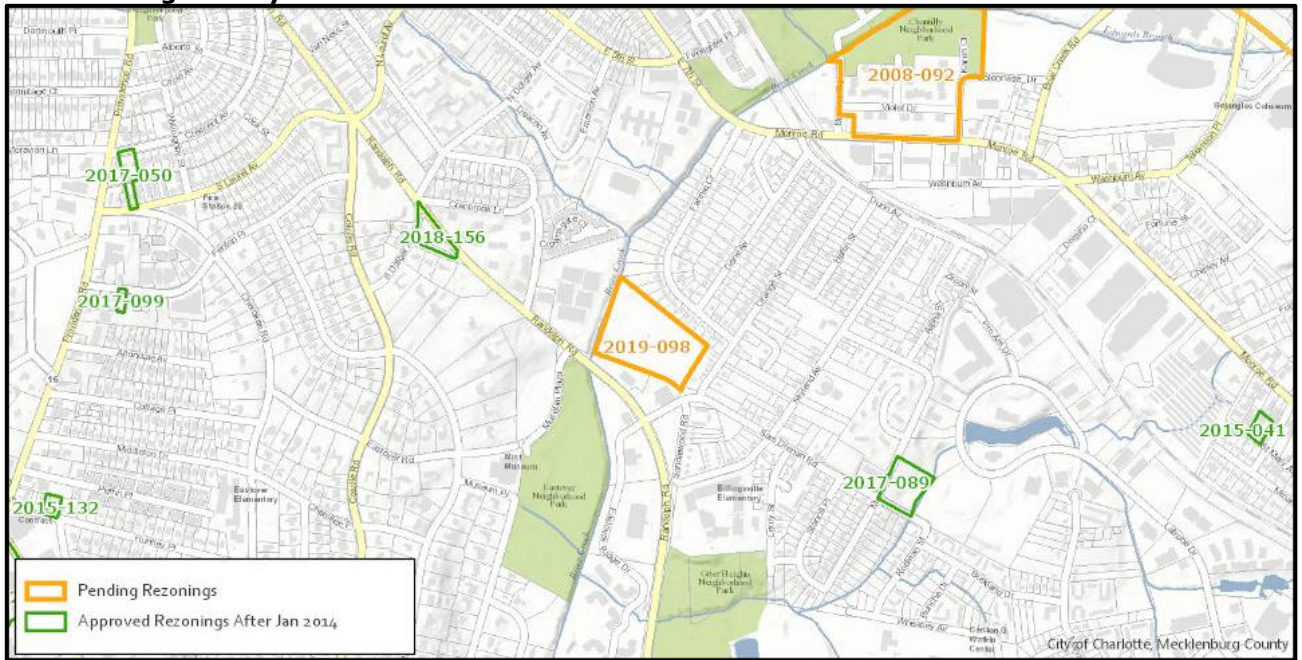


South are cultural facilities, medical offices and parks.



The site is surrounded by a mix of single family and multi-family residential neighborhoods, offices, and civic, cultural and educational facilities.

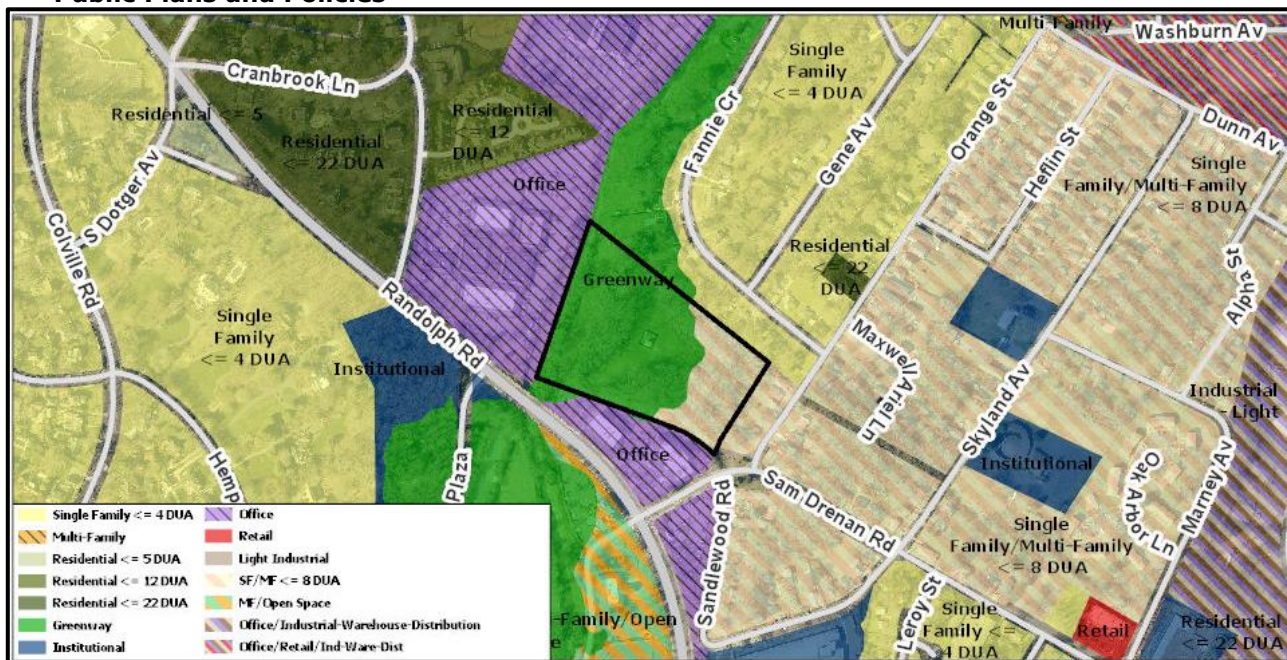
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-156	Rezoned 0.66 acres from R-3 to UR-2(CD) to allow 1 single family home and 1 duplex for a total of 3 units.	Approved
2017-099	Rezoned 0.19 acres from O-2 to MUDD-O to allow the reuse of a 2,650-square foot existing residential and accessory structure for office, retail, and neighborhood food and beverage uses.	Approved
2017-089	Rezoned 2 acres from R-5 to UR-3(CD) to allow 80 senior multi-family units.	Approved

2017-050	Rezoned 0.77 acres from B-1 and O-2 to NS to allow 3 residential structures to be converted to 7,600 square feet of non-residential uses and 10 multi-family residential units.	Approved
2015-041	Rezoned 0.52 acres from I-2 to I-1 to allow all uses in the I-1 district.	Approved

• **Public Plans and Policies**



- The *Central District Plan* recommends residential at up to 8 units per acre and greenway for this site.

• **TRANSPORTATION CONSIDERATIONS**

- This site is located along Sam Drenan Road, which is a minor collector. The site plan commits to dedicating a 10-foot wide permanent greenway easement for an 8-foot multi-use path for a future greenway connection from Sam Drenan Road to the future Briar Creek Greenway. The petition may have an associated abandonment.
- See Requested Technical Revisions, Note 4. **Addressed.**

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on radio transmission tower).

Entitlement: 450 trips per day (based on 40 single family residential homes).

Proposed Zoning: 570 trips per day (based on 12,500 square foot medical office and 25 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org regarding the need for affordable housing units in the City of Charlotte.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org regarding fire hydrant location, and access road and turnaround design.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 21 students, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:

- Billingsville Elementary at 91%.
 - Cotswold Elementary at 88%.
 - Alexander Graham Middle at 114%.
 - Myers Park High at 119%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 110 feet east of the rezoning boundary along Sam Drenan Road. A developer donated project will be required in cases there is not direct service. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 27-inch gravity sewer main located along the western age of the rezoning area. See advisory comments at www.rezoning.org.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org regarding air quality, ground water and wastewater, and storm water.
 - **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 1.

OUTSTANDING ISSUES

Environment

1. ~~The site plan must say dedication is to Mecklenburg County not Mecklenburg County Park and Recreation.~~ **Addressed**

Site and Building Design

1. ~~Provide a sidewalk connection from the proposed medical office building to a public street.~~
2. ~~The NS district requires a 6-foot sidewalk along all streets. Revise to plan to reflect 6' requirement.~~ **Addressed.**
3. ~~Clarify if landscaping will be provided between Development Areas A and B, screening parking and maneuvering areas. Site plan shows property line between 2 development areas.~~ **Addressed.**

REQUESTED TECHNICAL REVISIONS

Transportation

4. ~~A right-of-way abandonment is no longer required at this revised intersection. The existing right-of-way may remain, unless an abandonment or land swap is pursued by the petitioner.~~ **Addressed.**

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782