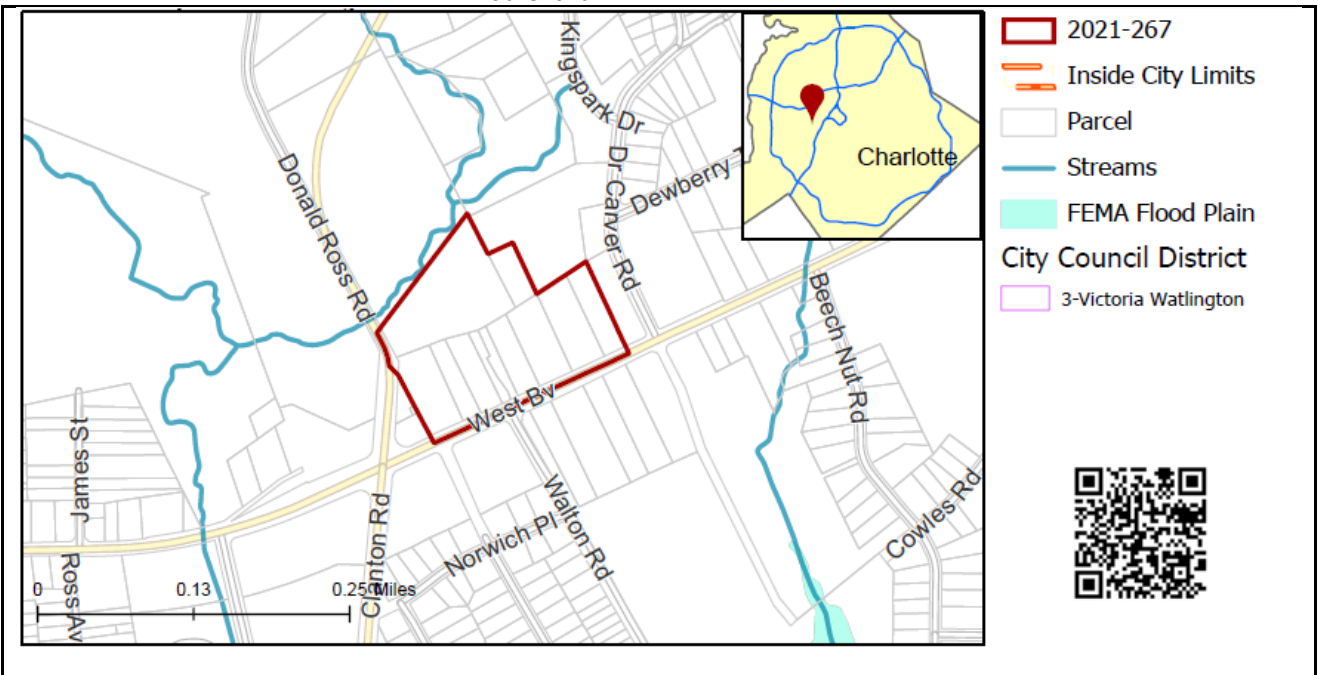


REQUEST

Current Zoning: INST(CD) (institutional, conditional) and R-22MF (multi-family residential)
Proposed Zoning: MUDD-O (mixed use development-optional)

LOCATION

Approximately 12.46 acres located on the north side of West Boulevard, east of Donald Ross Road, and south of Wilkinson Boulevard.



SUMMARY OF PETITION

The petition proposes to allow the addition of a library, retail and office uses on vacant land in association with the existing Stratford Richardson YMCA.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Greater Charlotte Young Men's Christian Association
YMCA of Greater Charlotte
Keith H. MacVean – Moore Van Allen

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9

STAFF
RECOMMENDATION

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

Plan Consistency

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

Rationale for Recommendation

- The petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, # 8: Diverse & Resilient Economic Opportunity, # 5: Safe & Equitable Mobility, and # 9: Retain Our Identity & Charm.
- The petition is consistent with the Neighborhood Center Place Type recommendation for small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient

- access to goods, services, dining, and residential for nearby residents.
- The addition of library, retail, and office uses on vacant land is compatible with neighboring residential uses.

PLANNING STAFF REVIEW

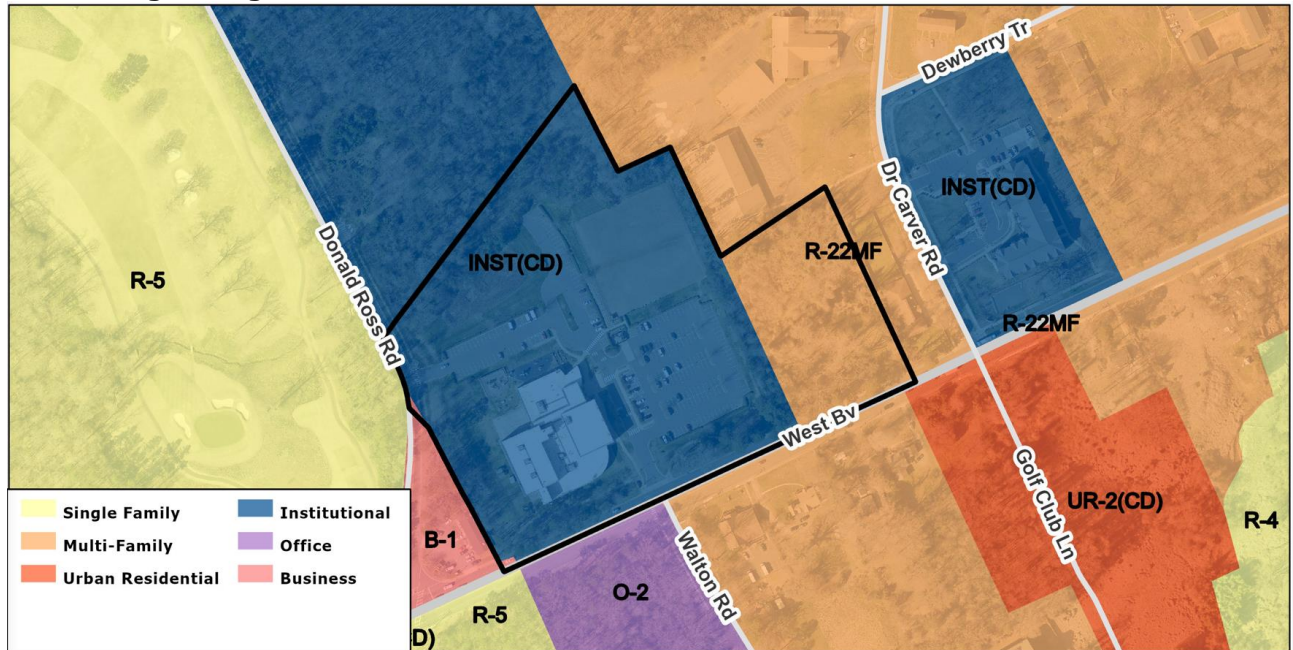
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Identifies Building Envelopes A, B, and C.
- Proposes within Building Envelopes A and B: Allow up to 53,000 square feet of civic and indoor recreational uses; 7,000 square feet of medical clinic and office uses; and up to 5,000 square feet of retail uses or a financial institution.
- Proposes within Building Envelope C: Allow a library up to 22,000 square feet.
- Notes mobile food vending and outdoor fresh produce stands are also permitted uses.
- Limits total number of principal buildings to be developed on the site to five (5).
- Limits building height to 65 feet.
- Proposes a 20-foot building and parking setback along West Boulevard and Donald Ross Road.
- Requests the following optional provisions:
 - Allow a financial institution with an accessory drive through window within Development Area B. The proposed accessory drive-through window may not be located between the building and West Boulevard.
 - Allow the existing sidewalk and planting strip within Building Envelope A to remain.
- Proposes the following transportation improvements:
 - Proposes access via West Boulevard and Donald Ross Road.
 - Proposes to improve the site's frontage on West Boulevard with an eight (8) foot planting strip and an eight (8) foot sidewalk, except along the West Boulevard where the existing YMCA is located. Notes new sidewalk along West Boulevard may meander to preserve existing trees.
 - Proposes along the site's frontage on Donald Ross Road where there is no existing sidewalk an eight (8) foot planting strip and an eight (8) foot sidewalk will be added, where there currently exists a sidewalk and planting strip they will be preserved.
 - Dedicates and conveys 50 feet of right-of-way from the existing center line of West Boulevard, and 35 feet of right-of-way from the existing center line of Donald Ross Road.
 - Extends the existing eastbound left turn lane on West Boulevard, located at the existing YMCA driveway to provide 100 feet of storage and a 50-foot taper as generally depicted on the rezoning plan.
 - Notes that if required by NCDOT or CDOT the petitioner will extend and concrete median on West Boulevard from Walton Road to the end of the westbound right turn lane taper. The median to be extended as part of the construction of the easternmost driveway.
 - Each driveway will have a minimum 100-foot driveway stem as measured from the future right-of-way of West Boulevard.
 - Provides the following improvements at the intersection of West Boulevard, Clanton Road/Donald Ross Road:
 - Flashing yellow arrows on all approaches;
 - Bicycle detection for Clanton Road and Donald Ross Road approaches;
 - Accessible Pedestrian Signal (APS) push button for all pedestrian crossings; and
 - Leading Pedestrian Interval (LPI) for the northbound right turn lane on Clanton Road.
 These improvements will be completed prior to the issuance of the first CO within Building Envelope B.
 - Commits to constructing required roadway improvements and provision of any required sidewalk and utility easements needed for these improvements prior to the issuance of the first CO, unless specified otherwise subject to the Petitioner's ability to request that CDOT allow a bond to post for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy, as allowed by City regulations.
 - Commits to coordination with CATS on the installation of a concrete pad for a bus shelter at the existing bus stop located on West Boulevard.
 - Proposes the following general design guidelines:
 - Combination of portions of the following building materials: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood, defined as the "Preferred Building Materials". Vinyl or aluminum as a building material may only be used on windows, soffits, and on handrails/railings. Concrete masonry units not architecturally finished will not be allowed.

- Each building that abuts/faces an existing or proposed public street will have at least 20% masonry materials (e.g. brick, natural stone (or its synthetic equivalent) precast stone, precast concrete), exclusive of windows, doors and roofs.
- Building placement to present a front or side façade to West Boulevard.
- Buildings to front a minimum of 40% of the total West Boulevard linear street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- Prohibits placement of parking lots between the proposed buildings and West Boulevard.
- Building massing and height shall be designed to break up long monolithic building forms as follows: buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of six (6) feet extending through the building.

• **Existing Zoning and Land Use**



The site is developed with the Stratford Richardson YMCA and vacant land and surrounded by a mix of residential, park and recreational, institutional, and office/retail on parcels in various zoning districts.



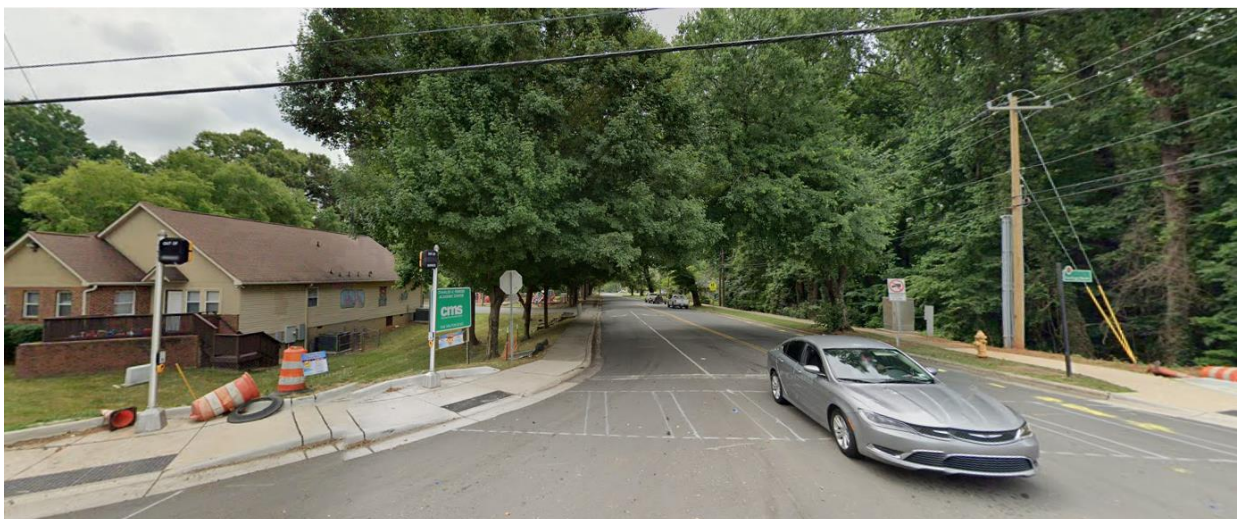
The Stratford Richardson YMCA currently exists on a majority of the site, with the remainder vacant.



North are a religious institution and vacant land.



East are residential uses and a daycare facility.

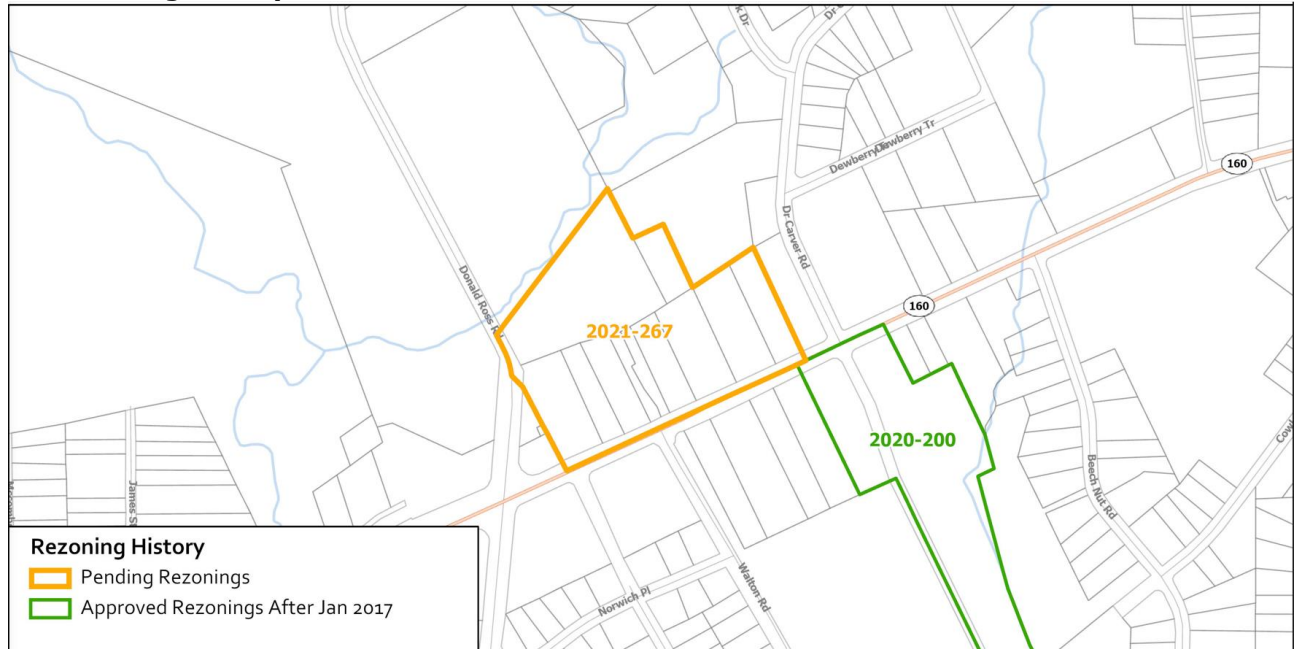


South of the site is a daycare facility and vacant land (above) and Parker Academic Center and single family homes (below).



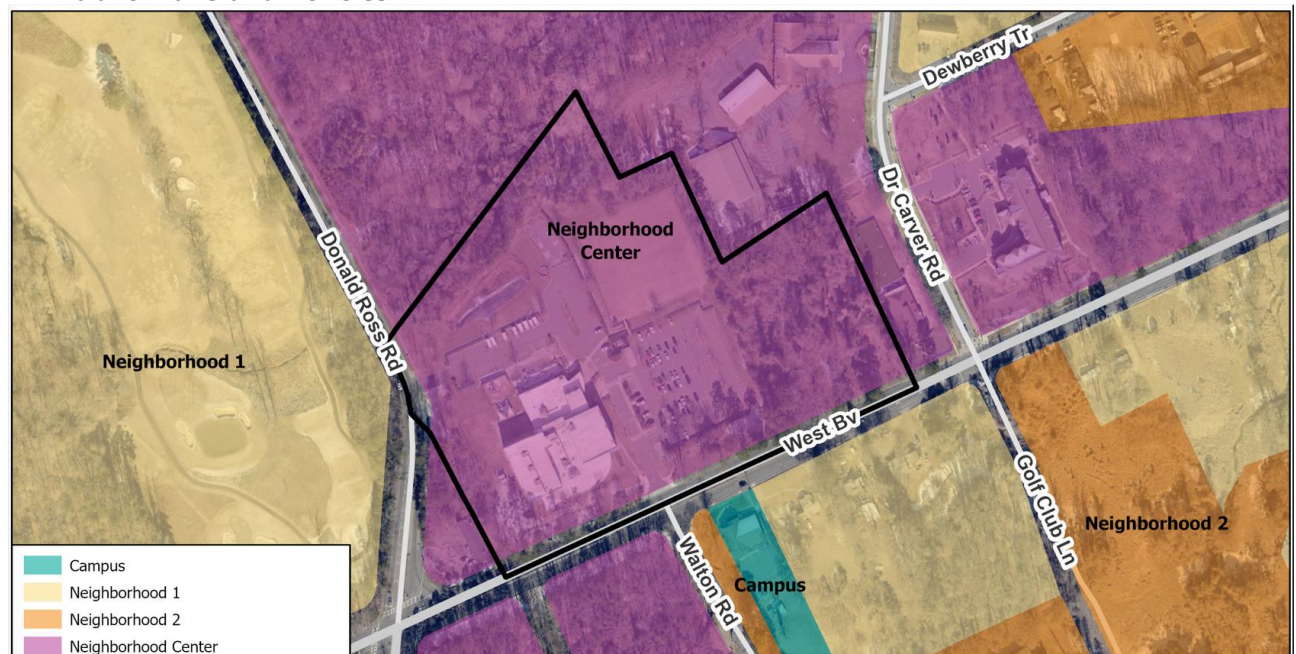
West of the site are a retail use and Carolina Golf Club.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-200	Rezoned 8.862 acres from R-22MF to UR-2(CD) to allow up to 200 multi-family residential units.	Approved

- Public Plans and Policies**



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

- TRANSPORTATION SUMMARY**

- The site is located at the intersection of West Boulevard, a State-maintained major thoroughfare, and Dr. Carver Road, a City-maintained local collector street. A Traffic Impact Study (TIS) is needed for this site and CDOT and NCDOT are coordinating with the petitioner to complete the TIS process. Additionally, in accordance with the Charlotte WALKS and BIKES policies, CDOT is coordinating with the petitioner to provide bicycle and pedestrian facilities along the site's frontage of West Boulevard. Lastly, the northern portion of this site has accommodated for the TIP# P-5730, Clanton Road Extension & Norfolk Southern Railroad Grade Separation, in the

approved 2002-042 Rezoning Petition. Site plan revisions are needed to address the outstanding items including, but not limited to, labeling and dimension the curb lines, completion of the TIS, and providing bicycle facilities. Further details are listed below.

- **Active Projects:**

- Clanton Road Extension and Norfolk Southern Railroad Grade Separation TIP# P-5730
 - Extend Clanton Rd. to Wilkinson Blvd (US 29 & US 74), with a grade separation of the Norfolk southern Railroad, and closure of the existing Donald Ross Rd. crossing at the Norfolk Southern Railroad (Crossing #716178E).
 - Right-of-way is scheduled for 2023 with construction beginning in 2025.

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-3.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,235 trips per day (based on 43,813 square foot YMCA).

Entitlement: Too many uses to determine trip generation

Proposed Zoning: 2,525 trips per day (based on 7,000 sq ft medical office; 10,000 sq ft recreation center; 5,000 square foot drive-in bank; 22,000 square foot library).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along West Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along West Boulevard. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Curb line: The proposed zoning district has a setback measured from back of the existing or proposed future curb line.
 - a. West Boulevard: The curb and gutter will be located 38-feet from the existing centerline to the back of curb.
2. Incorporate additional traffic mitigation comments based on coordination with NCDOT.
3. Revise the site plan and conditional notes to commit to provide bicycle facilities along the site's frontage of West Boulevard, in accordance with NCDOT and CDOT standards. The City's Streets Map specifies 8' buffered bike lanes along the frontage of West Blvd. Outstanding upon completion of the TIS. If curb line is relocated due to TIS improvements, then the bike lane shall be constructed.

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





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









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-267

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth.</p>	<p>N/A</p>