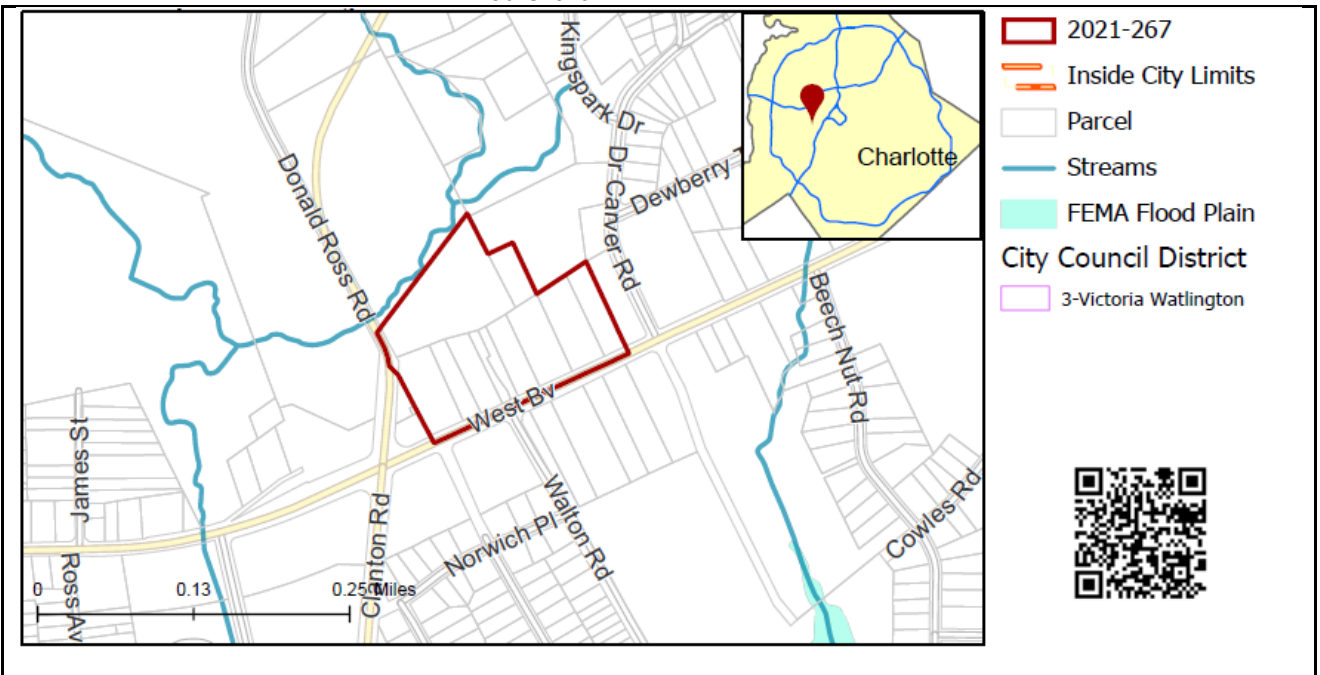


REQUEST

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.

Plan Consistency

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

Rationale for Recommendation

- 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.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

PLANNING STAFF REVIEW

• Proposed Request Details

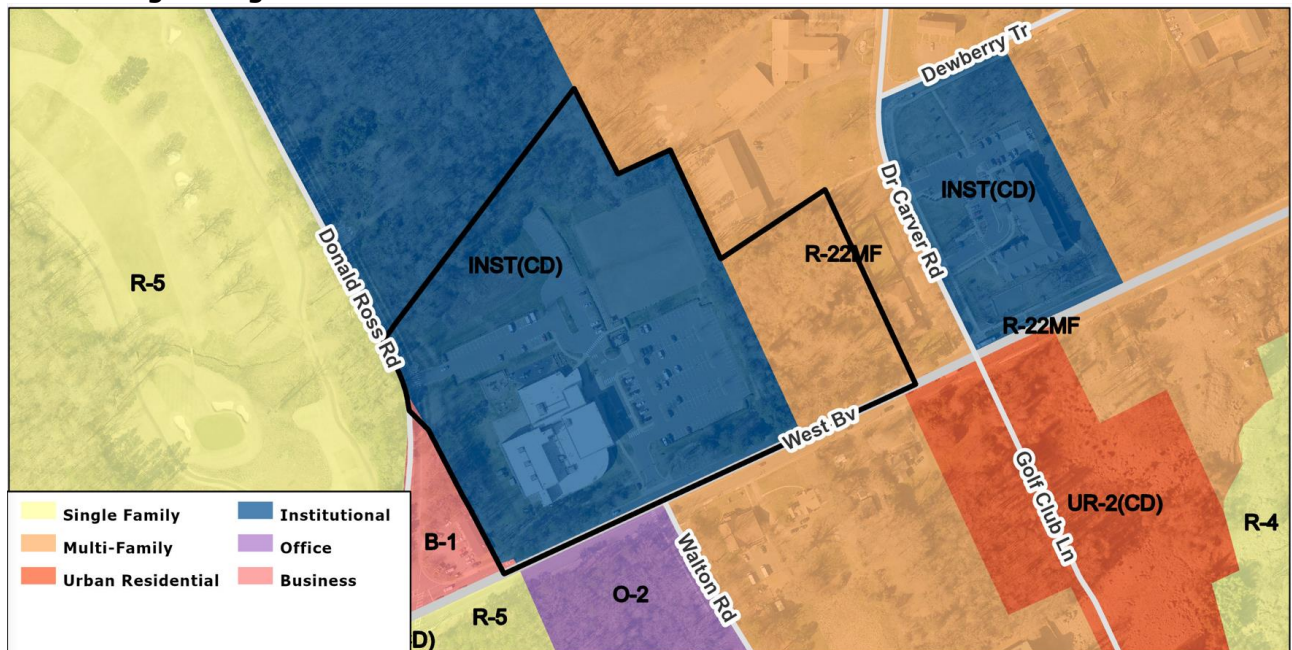
The site plan accompanying this petition contains the following provisions:

- 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 the petitioner will construct westbound right turn lanes with 100 feet of storage and an appropriate taper at each of the proposed driveways on West Boulevard. The right turn lane at the eastern most driveway to be installed when the driveway is constructed.
 - 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:
 - 4 Section Flashing yellow arrows (**protected-permitted left turn phases**) on all approaches;
 - Bicycle detection for Clanton Road and Donald Ross Road approaches;
 - Accessible Pedestrian Signal (APS) push button for all pedestrian crossings. **In addition, upgrade pedestrian ramps in each quadrant of the intersection to meet ADA/PROWAG compliance);** and
 - Leading Pedestrian Interval+ (LPI+) **that includes a LED right turn blank out sign and 4-section flashing arrow** 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 **subject to the petitioner ability to request that CDOT allow a letter of credit to be posted for any of the improvements not in place at the time the first CO is issued.**
 - **Notes petitioner will add a buffered bike lane along the site's frontage on West Boulevard where the existing curb and gutter is required to be relocated to accommodate roadway**

improvements required by CDOT or NCDOT. The installation of the buffered bike lane is subject to the approval of NCDOT.

- 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.



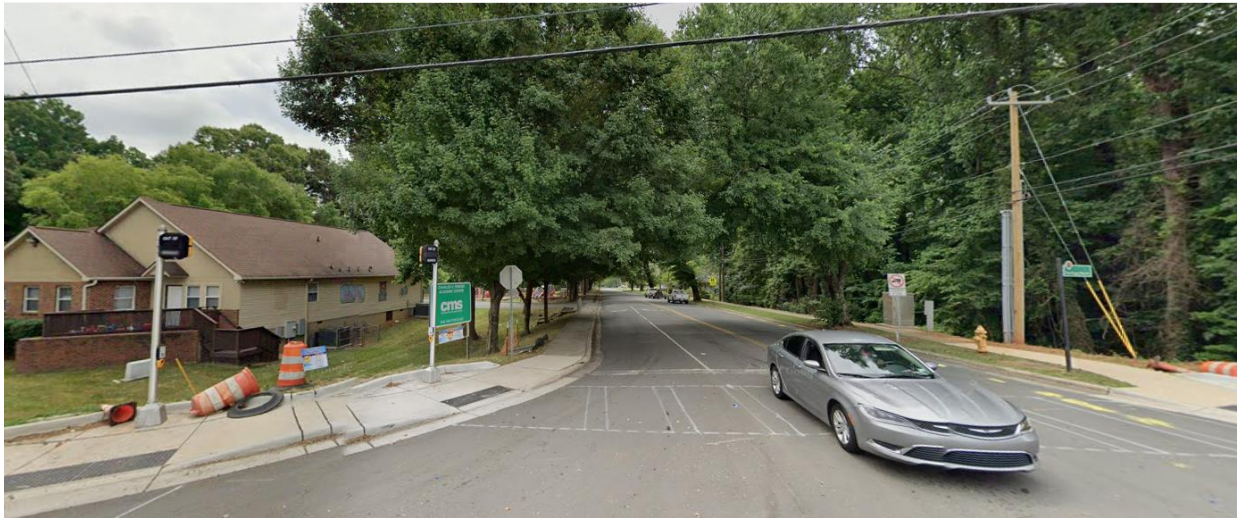
The Stratford Richardson YMCA currently exists on a majority of the site, with the remainder vacant.



North are a religious institution and vacant land.



East are residential uses and a daycare facility.

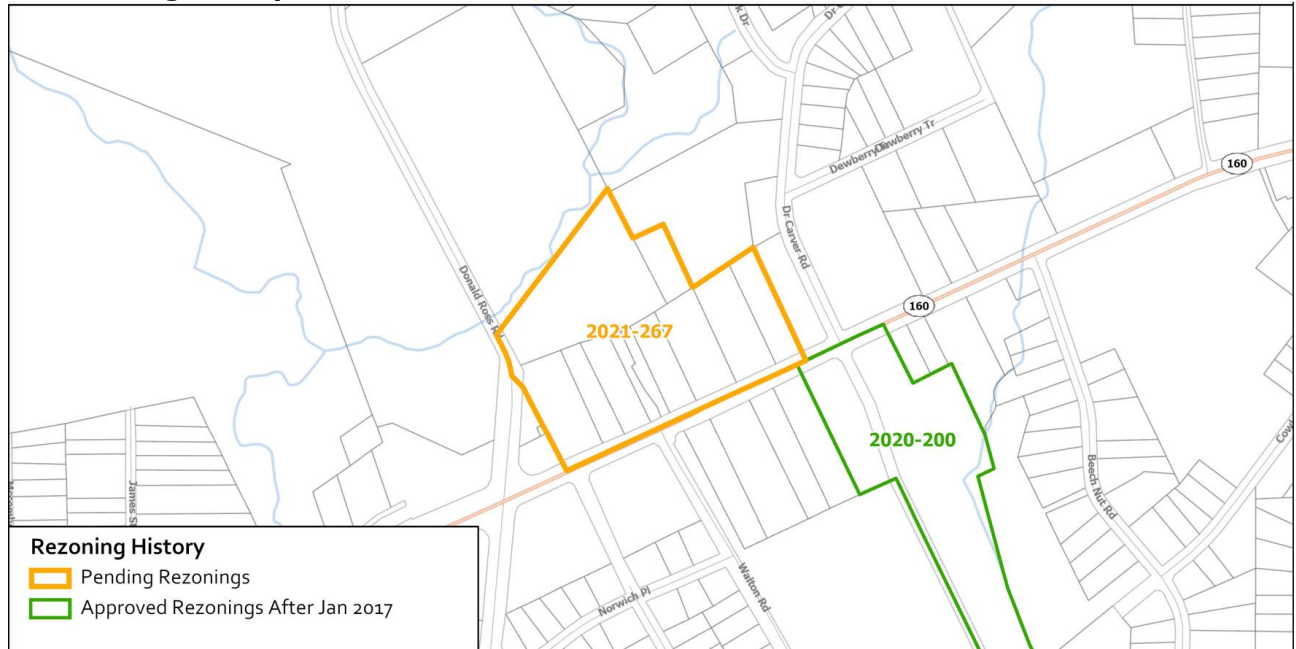


South of the site is a daycare facility and vacant land (above) and Parker Academic Center and single-family homes (below).



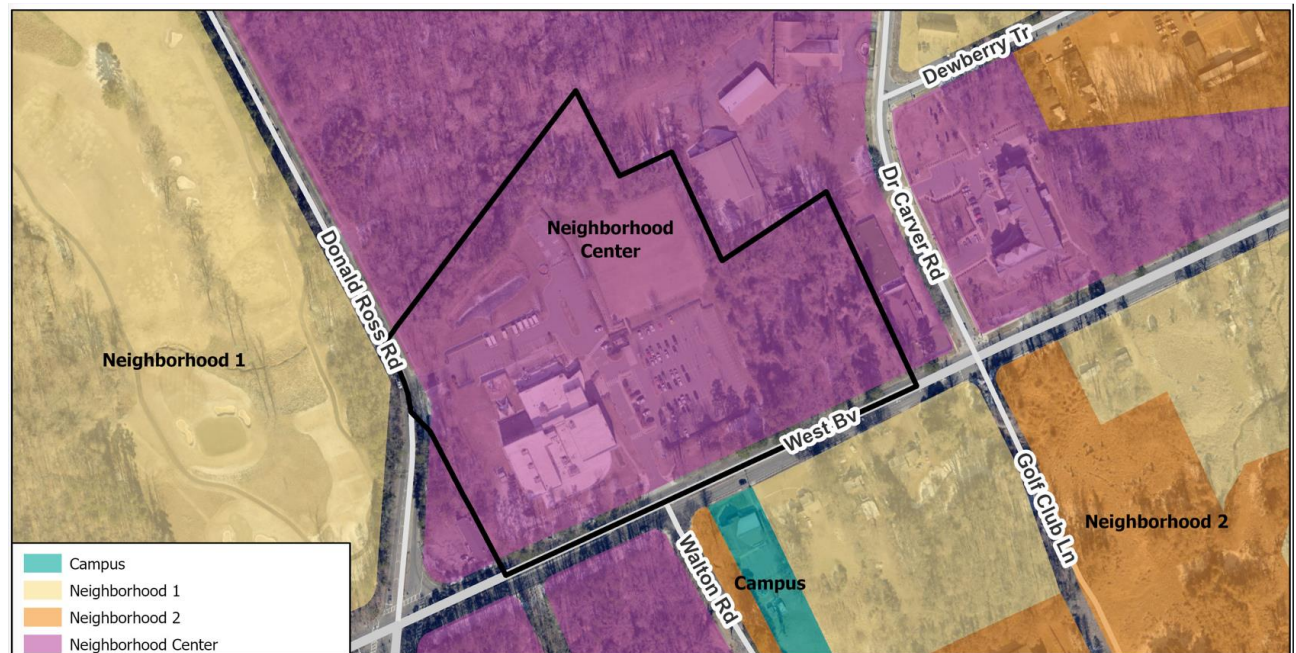
West of the site are a retail use and Carolina Golf Club.

- 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**

- This 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) was needed for this site, and CDOT is coordinating with the petitioner to incorporate the agreed upon transportation improvements into an additional TIS submittal for final CDOT and NCDOT approval. Additionally, in accordance with the Charlotte WALKS and BIKES policies, the petitioner has committed 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. CDOT has no outstanding issues.

- **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.~~ Addressed

- **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.~~ Addressed~~
- ~~2. Incorporate additional traffic mitigation comments based on coordination with NCDOT.~~ Addressed
- ~~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.~~ Addressed

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

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