

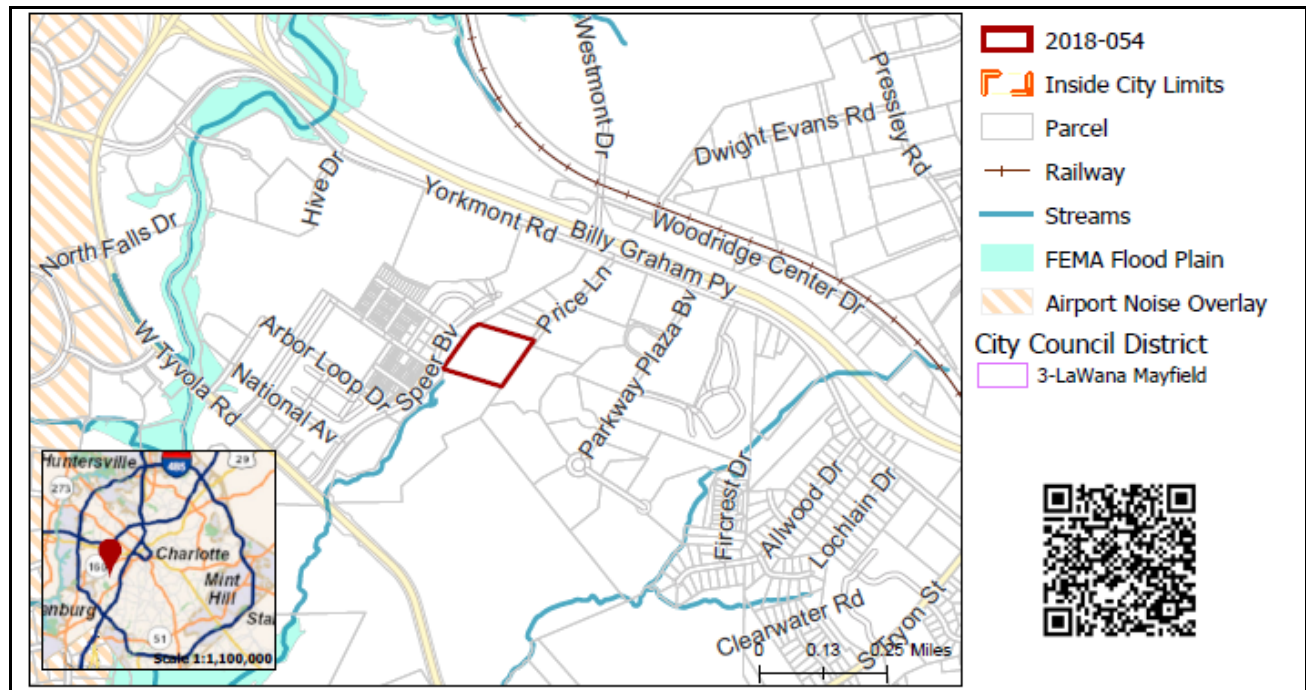
October 30, 2018

## REQUEST

Current Zoning: R-4 (single family residential)  
 Proposed Zoning: UR-2(CD) (urban residential, conditional)

## LOCATION

Approximately 9.2 acres located at the end of Price Lane, south of Yorkmont Road.  
 (Council District 3 - Mayfield)



## SUMMARY OF PETITION

The petition proposes to allow 80 townhouse units at a density of 8.7 units per acre on a site located in the Old Coliseum Mixed Use Activity Center generally located south of Billy Graham Parkway and west of West Tyvola Road.

## PROPERTY OWNER

Estate of Doris McAlister

## PETITIONER

Blue Heel Development

## AGENT/REPRESENTATIVE

Matt Gallagher, Blue Heel Development

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 5

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

- The petition is inconsistent with the *Southwest District Plan* recommendation for office land uses.
- The *General Development Policies* supports up to eight dwelling units per acre.

### Rationale for Recommendation

- The proposed residential development, while inconsistent with the recommended office land use for the site, provides a compatible use between the existing office developments along Price Lane and the residential portion of the City Park development.
- The site is located within the Old Coliseum mixed use activity center, as per the *Centers, Corridors and Wedges Growth Framework*, which envisions an activity center with a ~~more~~ robust mix of uses, including moderate density residential.

- The proposed density of 8.7 dwellings per acre is slightly higher than the eight units per acre supported by the *General Development Policies*.
- The site is surrounded by a mix of scattered single family homes, apartments, townhomes, commercial, institutional, and office uses, and vacant land, making this proposed townhouse project compatible with the existing land uses in the area.
- The proposed site plan proposes pedestrian connections, via trails, through the tree save area to the adjacent park south of the site.
- The site plan commits to dedication of right-of-way for the future extension of Price Lane and preserves the ability to build a connection between Yorkmont Road and Tyvola Road.

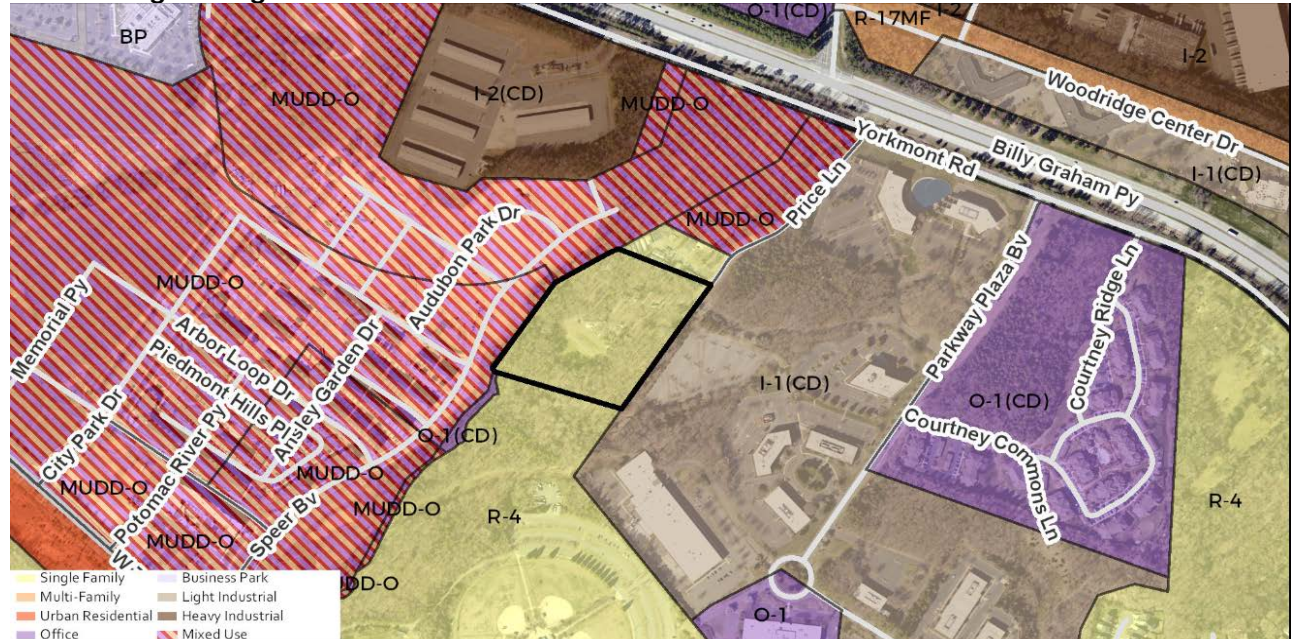
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 80 for sale townhouse units (mix of front loaded and rear loaded) at a density of 8.7 units per acre.
- Proposes point of ingress/egress via Price Lane with internal network of private streets and private alleyways to access individual units.
- Provides on-street parking.
- Identifies 30-foot future right-of-way dedication for Price Lane.
- ~~Limits building height to 35 feet.~~ Proposed height will be as allowed in the UR-2 (urban residential) district.
- Proposes utilization of a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, cementitious siding, and vinyl. If vinyl is used, it will be .042 inches minimum thickness.
- Prohibits use of EIFS or masonite as an exterior building material.
- Provides architectural/design standards regarding pitched roofs; usable porches and stoops; corner/end units; garage doors; and walkways.
- Provides a 10-foot Class C buffer along the north property line.
- ~~Shows~~ Provides 22% tree save areas; (above minimum 15% required).
- ~~Proposes minimum 19,000 square feet common open space.~~
- ~~storm water facility, and potential~~ Identifies 30-foot PCSO/SWIM stream buffer.
- Identifies the existing conservation easement that does not allow any construction, grading, mowing or clearing activities within this area and is to be left in a natural state. Allows public trails.

### • Existing Zoning and Land Use



The site is predominantly vacant with a residential home, and is surrounded by a mix of scattered single family homes, apartments, townhomes, commercial, institutional, office uses, and vacant land. The



Regional Farmer's Market and City Park mixed use development are to the northwest and west. Renaissance Park is to the south.



The subject property is zoned R-4 (single family residential) and is ~~vacant~~ partially developed with a single family home.



The Regional Farmers Market is located to the west on Yorkmont Road.



Several office parks are located north and east along Parkway Plaza Boulevard.





The City Park development is located to the west.



Renaissance Park is located to the south along West Tyvola Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-001	MUDD-O site plan amendment on 4.65 acres in City Park to allow up to 12,000 square feet of commercial uses.	Approved
2017-205	MUDD-O site plan amendment on 23.38 acres in City Park to allow up to 260 townhouse units.	Pending Approved

2017-076	Rezoned 14.5 acres to UR-2(CD) to allow up to 200 multi-family residential units of which up to 80 units will be age-restricted. Commits to a minimum of 120 affordable/workforce residential units.	Approved
2016-071	MUDD-O site plan amendment on 3.28 acres in City Park to allow up to 20,000 square feet of commercial uses.	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* (adopted 1991) recommends office land use for this site and surrounding area.
- The site is located within the Old Coliseum Mixed Use Activity Center, as per the *Centers Corridors & Wedges Growth Framework*.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to eight dwellings per acre as illustrated in the table below. The petitioner is asking for 8.70 dwellings per acre.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	1
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 11</b>	<b>Total Points: 11</b>

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street. The site plan commits to dedication of right-of-way for the future extension of Price Lane and preserves the ability to build a connection between Yorkmont Road and Tyvola Road.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 10 trips per day (based on one single family home).  
Entitlement: 440 trips per day (based on 39 single family homes).  
Proposed Zoning: 530 trips per day (based on 80 townhomes).



**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 1,050 feet northeast of the rezoning boundary along Yorkmont Road. Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review. The applicant should contact Charlotte Water's New Services for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** ~~Site must comply with the Tree Ordinance.~~ No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Add a minimum thickness for the vinyl in Note 4.B. **Addressed**
2. ~~In reference to Note 4.H, the project proposes a mix of front and rear loaded units. Please distinguish how access will be provided between the two. Clarify if sidewalks will also be provided for front loaded units.~~ **Addressed**
3. New Comment: ~~Provide minimum area for common open space.~~ **Addressed**

**REQUESTED TECHNICAL REVISIONS**

1. ~~The petitioner has indicated that the correct acreage is 9.2 acres. Ensure the information on both the site plan and application are consistent.~~ **Addressed**
2. ~~Add to Note 1.C. that all changes to the approved site plan will be in accordance with Section 6-207.~~ **Addressed**
3. ~~Remove note 2.C. related to Declaration of Covenants as this information should not be on the rezoning site plan.~~ **Addressed**
4. ~~Remove Note 7.A. related to signs as all signs will be permitted separately and are not shown on the site plan.~~ **Addressed**
5. ~~Remove the "Project Area" from the Development Data.~~ **Addressed**
6. ~~Remove the maximum building height from the Development Data as it conflicts with Note 4.A which states that the "one-family attached dwelling units" will be a maximum height of 35 feet.~~ **Addressed**
7. ~~Revise the number of proposed units in the Development Data to indicate 80 not "+/- 80".~~ **Addressed**
8. ~~Indicate how parking will be provided for the units and the minimum number of on-street parking spaces that will be provided.~~ **Addressed**
9. ~~Clarify what is meant by "potential" 30' PCSO/SWIM Stream Buffer.~~ **Addressed**

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review

- City Arborist
- 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:** Claire Lyte-Graham (704) 336-3782