



City Council Follow-Up Report From the May 20, 2019 and June 17, 2019 Zoning Meetings

2018-127 Blue Azalea – Providence, LLC – located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6- Bokhari)

Can the City Arborist visit the site and determine health and life expectancy of the existing canopy trees?

Staff Response: The City Arborist's office has traditionally not provided health and risk assessments for trees on private property in an effort to respect property rights, keep alignment with the Charlotte Tree Ordinance and effectively manage liability concerns. An initial cursory review of the conservation value of the trees and tree canopy at this site using the City's Tree Canopy Preservation Program's scoring model revealed high value contiguous tree canopy and individual specimen trees. Current tree canopy coverage for the three parcels proposed to be developed per recent tree canopy assessment data: 43%, 83%, and 95%. Two specimen trees on site are massive 60" oaks and provide significant ecosystem benefits per the U.S. Forest Service's iTree Design assessment model (report available upon request). Significant care and space for root protection should be provided during construction if attempting to preserve

Provide an analysis of what Providence Road traffic looks like during the day now.

Staff Response: There is some congestion during the morning peak and afternoon peak times at certain signalized intersections along Providence Road. Outside of the peak times, Providence Road and the signalized intersections don't have congestion.

Asked the Zoning Committee to discuss the traffic capacity issue and how the City Council should think about future rezoning of properties that are driving congestion.

Staff Response: A response will be provided on July 15th.

What is the setback by-right and that proposed?

Staff Response: A response will be provided on July 15th.

What could the footprint look like by-right? Compare that to the proposed footprint?

Staff Response: A response will be provided on July 15th.

Provide a map showing the pending developments along Providence Road and what was built by-right. Provide this information earlier to the City Council.

Staff Response: A response will be provided on July 15th.

How many trees are on the site and how many are proposed to be removed?

Staff Response: A response will be provided on July 15th.

Please ask for the Fire Department to relook at the ability of emergency vehicles to get into and out of the neighborhood without backing out of the neighborhood (Providence Drive?)

Staff Response: A response will be provided on July 15th.

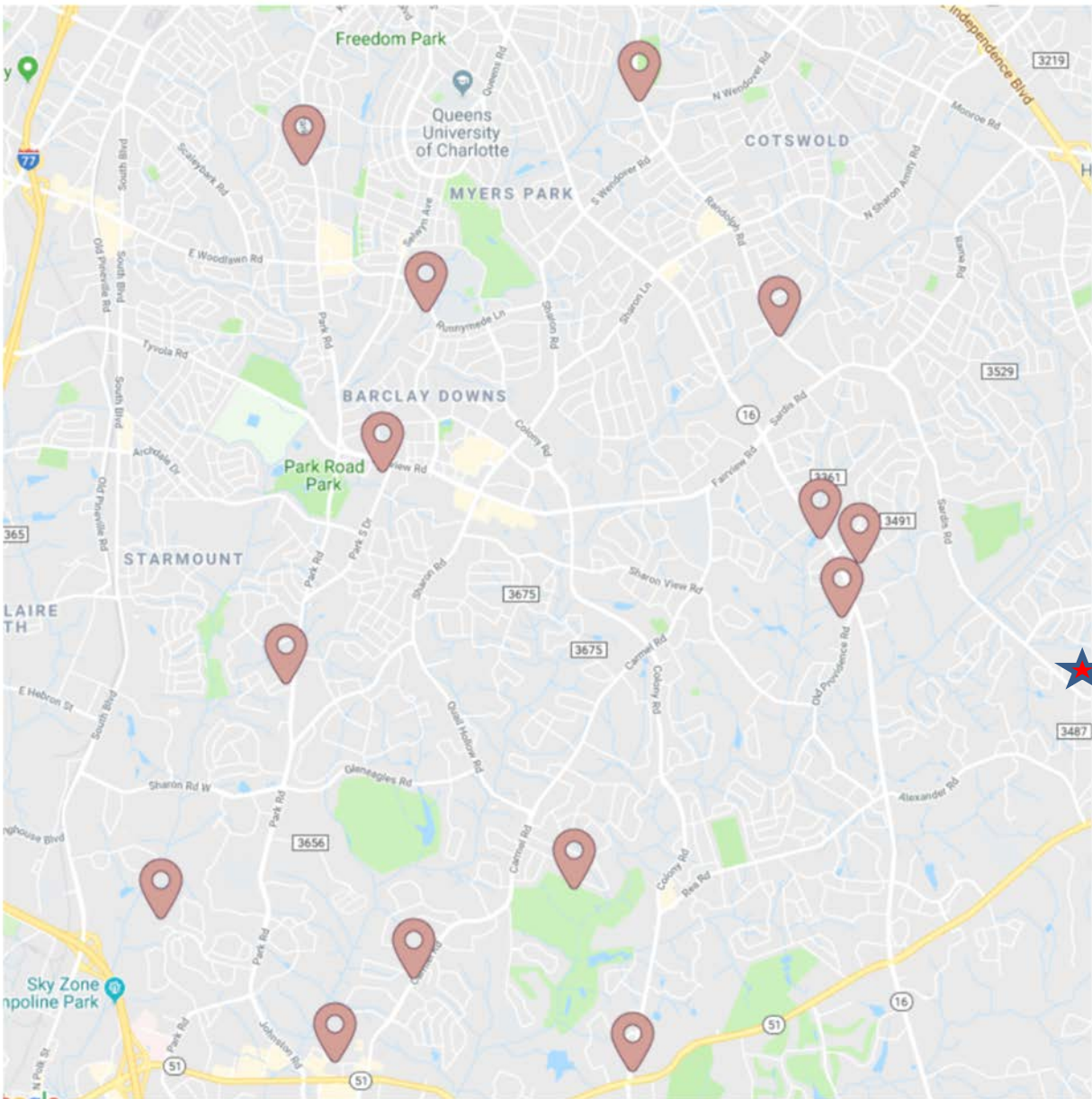
2018-167 Verde Homes, LLC – located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 – Bokhari)

How many existing senior housing facilities are in the area?

Staff Response: Assisted living communities (including nursing homes, assisted living, and age restricted) located between Independence Boulevard and Interstate 77, in the South Planning Area are:

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| • Waltonwood Cotswold | (5215 Randolph Road) |
| • Sunrise on Providence Senior Living | (5114 Providence Road) |
| • Senior Retreat at Lansdowne | (7219 Folger Drive) |
| • Brookdale Carriage Club | (5800 Old Providence Road) |
| • Brookdale Cotswold | (3610 Randolph Road) |
| • Merrywood on Park | (3600 Park Road) |
| • Summit Place of Southpark | (2101 Runnymede Lane) |
| • Brighton Gardens of Charlotte | (6000 Park South Drive) |
| • Presbyterian Home at Charlotte | (5100 Sharon Road) |
| • Senior Retreat at Park Crossing | (10408 Avondale Avenue) |
| • Elmcroft of Little Avenue | (7745 Little Avenue) |
| • Charlotte Square | (5820 Carmel Rod) |
| • Carmel Hills | (2801 Carmel road) |
| • Brookdale South Charlotte | (5515 Rea Road) |
| • Tipton Rest Home | (11515 Elm Lane) |
| • Legacy Heights Senior Living Community | (11230 Ballantyne Trace Court) |

This list was obtained from seniorhousing.net, and the locations of these communities is shown on the map below:



2019-008 Co-Hab, LLC – located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 – Egleston)

Can alternate side on-street parking be allowed, changing weekly?

Staff Response: CDOT Public Service is working with the neighborhood to determine options to address parking concerns. Changing parking on weekly basis could be confusing for the residents and is not something CDOT has implemented in the past.

Will these units be rental or for-purchase?

Staff Response: The Site plan only specifies that the three affordable units may be for sale or for rent. The three units will either be rented below market at a rate eligible for the Federal Housing Choice Voucher Program, or sold at 80% of the area median income, with a 10-year restriction on the resale of the property, or shall be eligible for the City of Charlotte's House Charlotte Program.

Clarify what the information provided under the Environmental comments means.

Staff Response: The Post Construction Stormwater Ordinance (PCSO) requirements for this site were affected by recent legislative changes (SL 2018-145) as this site is considered a *redevelopment* project.

Session Law 2018-145, enacted in December 2018, prohibits local governments from requiring stormwater controls for *redevelopment* projects on private property. The rule change represents a reduction in surface water quality benefits and removes one of the City's tools for reducing downstream flood risks. As a result of this rule, Storm Water Services is recommending the petitioner include notes to implement stormwater control measures for surface water quality and flood protection.

2019-023 Sincori Builders – located on the southeast side of Carmel Road, north of Carmel Vista Lane and south of Quail View Road. (Council District 6 – Bokhari)

What has been the previous mitigation in the area and what is the worst case scenario for this site?

Staff Response: The Carmel Road Widening Project in the late 1990's provided roadway and associated storm drainage improvements along Carmel Road from Asherton Drive to Olde Village Road. Before this project stormwater runoff likely drained from Carmel Road, across the proposed rezoning site and into the channel behind the homes of Mr. Friedland and his neighbors of Carmel Vista Lane. The Carmel Road project diverted stormwater runoff from the channel behind Mr. Friedland and into a new drainage system within Carmel Road. Improvements also included new or larger pipes under and across Carmel Vista Lane.

Between 2004-2007 Charlotte-Mecklenburg Storm Water Services (CMSWS) performed various maintenance and improvements to the drainage system along Carmel Vista Lane. These varied from blockage removal to adding storm drainage pipes along the side of the road.

Increased stormwater runoff from development could have an adverse impact to downstream properties by creating a new problem or making an existing problem worse. However, the Post Construction Stormwater Ordinance (PCSO) establishes minimum requirements and standards that reduce stormwater runoff and surface water quality impacts. During review of this rezoning petition, CMSWS and Land Development Services staff identified a concern not addressed by existing ordinances and recommended the petitioner analyze drainage system adequacy. If system capacity is inadequate, staff recommends additional onsite mitigation and/or drainage system capacity improvements. The petitioner has agreed to and included this recommendation on their rezoning site plan. By taking these mitigative actions, significant stormwater impacts of this development are not anticipated.

2019-043 Diamond Back Acquisitions – located on the southwest side of Belmeade Drive, northwest of Rhyne Road. (Outside City Limits)

What is the maximum height recommended in the *Catawba Area Plan*?

Staff Response: The Catawba Area Plan recommends residential uses up to 4 units per acre.

The current R-3 zoning allows a base maximum average height of 40 feet, and maximum average height at the front building line of 48 feet.

The proposed MX-2 district requires single-family residential development to meet the R-3 residential base maximum average height and maximum average height as noted below.

The proposed MX-2 district requires multi-family residential development to meet the R-17MF base maximum average height of 40 feet and maximum height from the lowest point to the highest point of the building of 100 feet. In order to possibly achieve the maximum building height, 1 additional foot of height is allowed for every 2 feet in distance the portion of the building is from the required setback, side and rear yard lines located along all boundary(s) adjacent to a single-family zoning district.

What is the minimum lot size difference between R-3 and MX-2?

Staff Response: The R-3 district has a minimum lot area of 10,000 square feet. Residential development in the MX-2 district must meet the R-6 requirements for single family homes. The R-6 district has a minimum lot area of 4,500 square feet.

What benefits will be provided versus a R-3 development?

Staff Response: Please refer to the Rationale for Recommendation contained in the staff analysis. In addition to the Rationale information, this is a conditional rezoning request with an associated site plan illustrating proposed commitments to the subject site including building footprints, parking areas, transportation improvements, internal vehicular network, open space/amenities, and drainage/storm water features. Development under the current R-3 zoning would be occur via the permitting process with no public input/review.

2019-009 Joseph Rhodes – located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 – Harlow)

Provide elevations with materials to be used.

Staff Response: The petitioner has provided renderings to display the design intent in the revised site plan:



What is the width of sidewalks along West Boulevard from Remount to Billy Graham as compared to the 6' sidewalks for this project?

Staff Response: The width of the sidewalks along West Boulevard from Remount Road to Billy Graham Parkway vary from 4-feet to 6-feet and mostly back-of-curb as it predates the ordinance requirements of 6-foot sidewalk with an 8-foot planting strip.