

**ZONING
LOCATION**

RZP-2016-056 (MX-2, mixed use), Innovative
Approximately located west of Hollow Branch Rd. on Sadler Rd. within the
River District Development west of I-485 and the airport.

STAFF RESOURCE: John Kinley

REQUEST:

- Edwin Suddreth with Ardurra on behalf Crescent River District LLC (property owner) is requesting approval of Innovative provisions for minimum parking requirements for a proposed neighborhood amenity center within the MX-2 zoned portion of the River District development associated with petition RZP-2016-056. The overall development is approved for a mix of residential and commercial uses. The development is located in west Charlotte, west of I-485 and the airport. The specific parcel requested for Innovative provisions is 11328151, located along Sadler Road just west of the intersection with Hollow Branch Rd.
 1. Reduction of the minimum on-site parking required for the amenity center from 74 on-site spaces to 40 on-site spaces, a reduction of 37 spaces on-site. The applicant's plans shows off-site parking within surrounding subdivisions that they seek to count towards the amenity site's parking requirement.
 2. Swap the required 2 long term bicycle parking spaces for 2 additional short term spaces for a total of 6 short term bicycle parking spaces and no long term spaces.

**STAFF
RECOMMENDATION**

Staff recommends approval of the Innovative Request.

Rationale:

- The parcel is conditionally zoned under the legacy Zoning Ordinance by Petition RZP-2016-056 for MX-2 zoning. Per the approved zoning site plan, the parcel is within Residential District 5, which allows residential uses including associated community amenity facilities.
- The approved rezoning plan states in Development Standard II.B. that the petitioner or assigns reserves the right to seek Innovative Provisions in the future.
- Section 11.208 of the legacy Zoning Ordinance describes Innovative Development standards and provides that applications may request to modify regulations established by the base standards including off-street parking.
- The applicants are proposing to develop the subject parcel with approximately 3,500-square-foot clubhouse, a 5,000-square-foot swimming pool, one tennis court, two pickleball courts, and supporting site improvements.
- The Ordinance standards would require, based on the proposed amenity facilities, 74 vehicle parking spaces and 2 long-term bicycle parking spaces.
- The applicants request to modify the parking standards to reduce the vehicle parking to 40 on-site spaces and provide off-site parking within the surrounding residential subdivision that are also part of the River District development.
- Additionally, the applicants request to modify the parking standards to exchange the 2 required long term bicycle spaces for 2 short term bicycle spaces.
- The proposed amenity is a private neighborhood facility and not open to the general public or for commercial recreation use. Access is restricted to residents and their guests and therefore serves a finite user population within the surrounding residential neighborhoods.
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- The Vision Statement from the approved rezoning plan states that the districts within the development will evolve over time while remaining connected through an extensive network of parks/open space, trails/greenways and multi-modal streets.
- The amenity site is connected to the overall development's extensive pedestrian and trail network. The River District has been designed around a master trail plan that provides connectivity between neighborhoods, open space areas, recreational facilities, and community destinations. The amenity site will include a trailhead connection to this network, allowing residents to access the facility by walking, running, bicycling, or other non-vehicular means.
- Additional parking opportunities exist within the adjoining residential neighborhoods that are part of the River District. On-street and off-street parking is available within the completed Basswood neighborhood, and additional parking opportunities will be available within the adjacent River North neighborhood, which is currently under construction, and the future Windward neighborhood. These nearby parking resources provide additional capacity during occasional peak-use periods while remaining within walking distance of the amenity complex.
- The base ordinance parking requirement does not recognize unique operational characteristics of private HOA amenities and results in a parking supply that exceeds anticipated demand. Given the private nature of the facility, the extensive pedestrian and trail connectivity throughout River District, and the availability of supplemental parking within adjacent neighborhoods, the proposed forty (40) parking spaces are expected to accommodate anticipated demand.
- The request to exchange long term bicycle parking for short term is based on the anticipated use patterns of the amenity facility. The clubhouse, pool, tennis court, and pickleball courts are intended to serve residents and their guests for short-duration recreational activities.
- Short-term bicycle parking located near the clubhouse and recreational facilities is expected to experience greater utilization and provide a more convenient accommodation for residents and guests.
- As a condition of the Innovative requests the applicants commit to provide:
 - Provide off-site parking within surrounding residential subdivision to account for the reduced on-site parking at the amenity site.
 - Provide 2 additional short term bicycle spaces in exchange for long term bicycle parking.

Ordinance references:

Section 11.208. Innovative development standards.

After the property has been reclassified to the MX district by the City Council, the Planning Commission, as part of the approval process for development of property located in the MX district, may modify the following standards established in these regulations and Subdivision Ordinance for the City of Charlotte in order to accommodate a development project proposed for the MX district:

(9) Off-street parking.

