

<b>REQUEST</b>	Current Zoning: R-8(CD) (single family residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 9.14 acres located on the east end of Starmount Cove Lane between Thorncliff Drive and South Boulevard. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes a residential community of up to 95 single family, attached dwelling units at a density of 10.39 units per acre on a vacant parcel, west of the Starmount neighborhood and within a ½ mile walk of the Arrowood Transit Station on the LYNX Blue Line.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Starmount-Presson Associates, LLC Pulte Home Company, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 21

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to <b>DEFER</b> this petition until their June 29, 2017 meeting.
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<b>VOTE</b>	Motion/Second: Watkins / Majeed Yeas: Fryday, Lathrop, Majeed, McClung, Spencer, and Watkins Nays: None Absent: Wiggins Recused: None
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Allows up to 95 single family, attached dwelling units, at a density of 10.39 units per acre. Buildings are limited to two stories not to exceed 40 feet in height.
  - Limits the maximum number of units in each building to six, except along the southern and eastern boundary of the site where a maximum of five units per building is allowed.
  - Provides vehicular access via Starmount Cove Lane. Proposes the construction of a traffic circle or a cul-de-sac in coordination with CDOT at the end of Starmount Cove Lane at the entry of the development and the multi-family development located adjacent to the west.
  - Provides access to the dwelling units via a network of private streets with a mixture of on-street parking, planting strips, and sidewalks.
  - Commits to a minimum of 15 visitor parking spaces.
  - Commits to the construction of a sidewalk connection from the site to the existing sidewalk located along the south side of Starmount Cove Lane subject to CDOT approval and availability of right-of-way. The width of the sidewalk may vary and a planting strip may be installed if feasible.
  - Specifies building materials and provides conceptual elevations. Also, provides architectural design standards including raised residential entries for privacy when the entrances are within 15 feet of a sidewalk and provision of windows or other architectural details to limit expanses of blank walls to 10 linear feet per story for all corner or end units facing a public or private street.
  - Limits the number of units in each townhome building to six and a maximum of five units per building along the southern and eastern property lines abutting single family homes.
  - Provides a minimum 40-foot rear/side yard abutting all adjacent single family parcels.

- Provides a 34.5-foot wide landscaped area planted to the standards of a *Class C* buffer with a minimum six-foot tall wall or fence abutting all adjacent single family parcels.
- **Public Plans and Policies**
  - The *Arrowood Transit Station Area Plan* (2009) supports moderate density residential use at an average density of 22 dwelling units per acre, with lower densities at the edge of the single family neighborhood.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located at the end of a local street that connects to a major thoroughfare at an unsignalized intersection. One of the main goals for CDOT during our review of this petition was to encourage a walkable environment for this community. The current site plan commits to an offsite sidewalk extension along Starmount Cove Lane to close a gap from the development to South Boulevard.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant site).
      - Entitlement: 490 trips per day (based on 43 single family lots).
    - Proposed Zoning: 620 trips per day (based on 95 single family attached dwellings).

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

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 25 students, while the development allowed under the proposed zoning will produce 16 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 students. The proposed development is projected to impact the school utilization (without mobile classroom units) over current conditions as follows:
  - Starmount Academy to increase from 104% to 105%;
  - Camel Middle to remain at 108%; and
  - South Mecklenburg High to remain at 142%.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water main located along Starmount Cove Lane. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight inch gravity sewer main located in the Southwest portion of parcel 173-162-78.
- **Engineering and Property Management:**
  - **Arborist:** No issues.
  - **Erosion Control:** Former pond on site appears to have been drained 16-18 years ago. Ensure no wetlands on site by providing a wetland determination letter.
  - **Land Development:** No issues.
  - **Storm Water Services:** No issues.
  - **Urban Forestry:** Site is located in a Wedge, and 15% tree save area is required to be shown on site.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Provide a pedestrian connection between the buildings in the center of the site to break up the blocks.
2. Show street trees within the planting strips along the internal private streets.
3. Amend the "Typical Unit Detail" to show a minimum six-foot deep stoop/porch and walkway connection from the unit to the sidewalk.
4. Provide annotated architectural elevations or annotate the conceptual elevation to highlight key design features and elements that break up the building facades (for example pitched roofs,

differing building materials between stories and units, dormers, etc.)

5. Amend note 5A related to the 40-foot yard and the 34.5-foot wide landscaped area to specify that the private open space may be located within the interior 5.5 feet of the minimum 40-foot yard outside and not be located in the landscaped area.

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

6. Amend note 4F to refer to the correct location of the conceptual elevations.
7. Add the previously provided note under "Architectural Standards" related to pitched roofs back into the development standards.
8. Change the word "or" to "and" in second sentence of note 4C related to the number of units per building.

##### Transportation

9. Amend the second sentence in note 3B to state, "If it is determined that the traffic circle depicted on the Master Plan is not feasible by CDOT or the petitioner in consultation with CDOT during the design phase, the project entrance may be reconfigured."
  10. Amend the last sentence of note 3F related to the sidewalk along Starmount Cove Lane to clarify that the petitioner is not required to install street trees within any planting strip that may be provided along Starmount Cove Lane.
  11. Combine note 3G related to the petitioner's obligation to install a sidewalk along Starmount Cove Lane with note 3I also related to the petitioner's obligations.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Site Plan
- Pre-hearing Staff Analysis
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Department of Solid Waste 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:** John Kinley (704) 336-8311