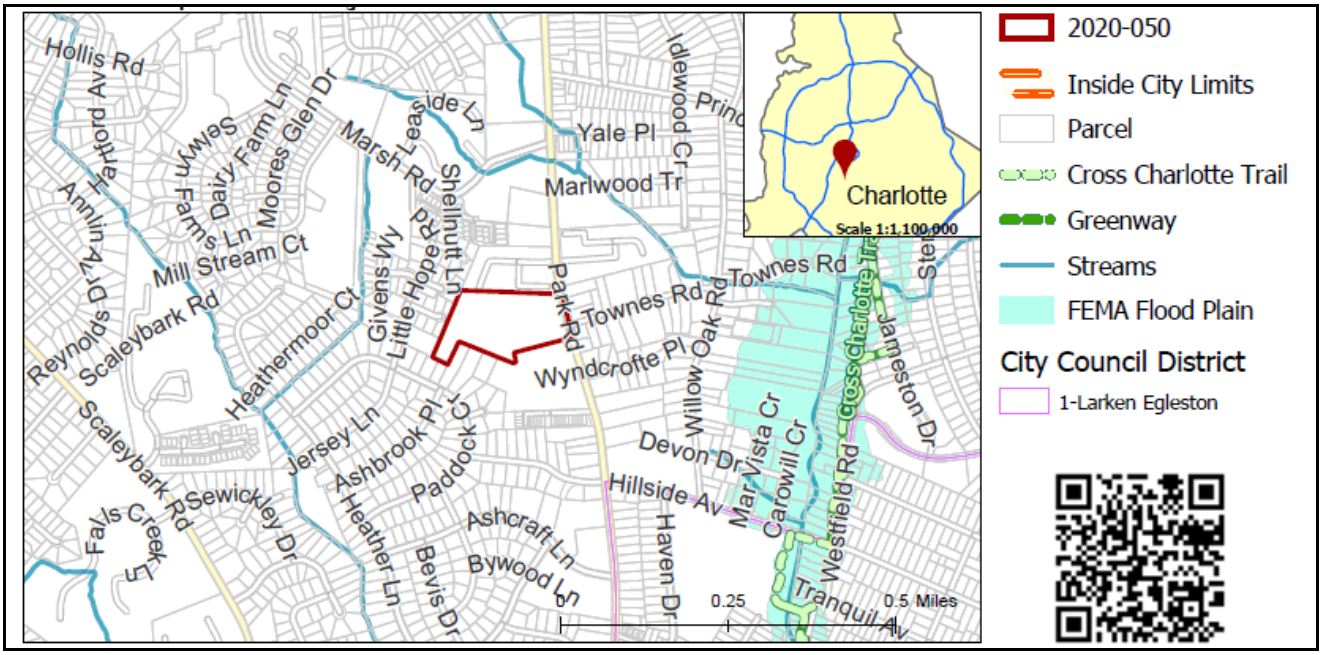
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-050
Final Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 10 acres located on the west side of Park Road, south of Marsh Road, and north of Hillside Avenue.



SUMMARY OF PETITION	The petition proposes redevelopment the YWCA facility located on Park Road between Marsh Road and Hillside Avenue to allow multifamily residential units. Existing buildings will remain.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	YWCA of Charlotte NC Charlotte-Mecklenburg Housing Partnership Bridget Grant/Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 46

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Park Woodlawn Area Plan* recommendation for institutional uses, but maintains the existing institutional uses and is consistent with existing residential uses on the site.

Rationale for Recommendation

- The petition proposes to redevelop a portion of YWCA to allow a multifamily residential community.
- The site contains existing residential units to remain.
- The existing recreational uses will remain.
- The petitioner proposes a 10-foot landscape area to the north to enhance screening for an adjacent multifamily development.
- The development retains buffers along the west and south property lines adjacent single family homes and an existing assisted living facility.

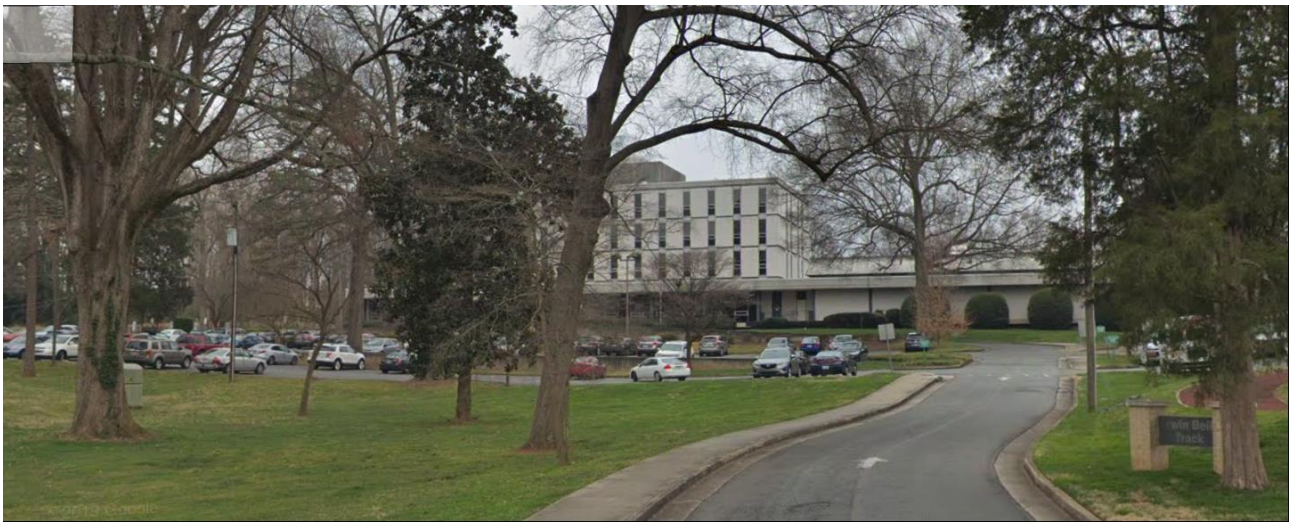
- The proposed density of approximately 11.5 DUA is consistent with existing surrounding densities, and land use recommendations found in the *Park Woodlawn Area Plan.*

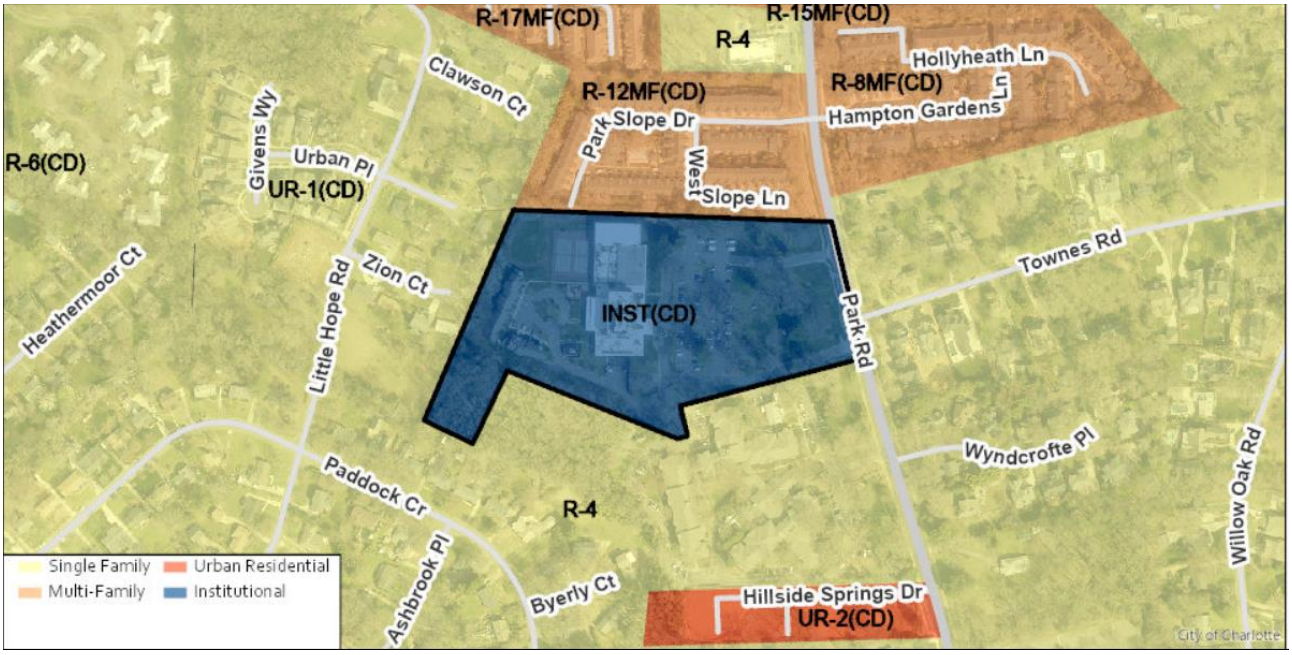
The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from institutional uses to single family/multi-family/institutional uses.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Proposes up to 104 multi-family residential dwelling units.
  - Existing 93,336 square feet of institutional and recreational uses to remain. Notes existing building may be modified to include up to 5,000 additional square feet of institutional and recreational uses for a total not to exceed 93,336 square feet as shown on the site plan.
  - Exising 11 attached multifamily units to remain.
  - Limits total number of principal buildings to 6.
  - Limits building height to 80 feet.
  - Proposes a ~~10-foot landscape area~~ new fence along the north property line to enhance screening for an adjacent multifamily residential development.
  - Illustrates 10-foot, 30-foot, and 50-foot Class B buffers along the west and south property lines.
  - Proposes 3 access points (1 existing, 2 proposed) from Park Road. Illustrates a potential right-in/right-out onto Park Road.
  - Proposes an 8-foot planting strip and a 6-foot sidewalk along Park Road.
  - Provides an improved open space amenity to be improved with landscaping, hardscape areas, walkways, seating areas, and lighting.
  - Proposes optional provisions including:
    - Allow parking and circulation between the building and the street as generally shown on the site plan.
  - Proposes the following guidelines for new multifamily residential buildings.
    - Utilizes the following building materials: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Allows use of vinyl or aluminum only on windows, soffits, and handrails/railings. Proposes building will have at least 30% masonry (including but not limited to brick, stone, precast brick, precast stone and/or stucco) exclusive of windows, doors and roofs.
    - Notes maximum contiguous area without windows or doors on any floor will not exceed 20 feet in length. Where blank or unarticulated walls 20 feet or greater cannot be addressed principally with doors or windows, they will be treated with a combination of the following options: (i) a higher level of transparency on the ground floor; and (ii) horizontal and vertical variations in wall planes.
    - Notes buildings over 150 feet in length will provide façade variations that visually separate the individual units to be accomplished through measures such as window arrangement and size variation, balcony arrangement, unit entrance design, roof variation, material changes, and/or offset wall planes.
    - Notes entrances will be at or slightly above grade and will be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least 5 of the following features: (i) decorative lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from the primary sidewalk.
    - Proposes first floor will be visually and physically separated from the sidewalk.
    - Places buildings to present a front or side façade to all network required streets.
    - Proposes buildings front a minimum of 50% of the total network required street frontage on the site.

- **Existing Zoning and Land Use**





- The site is currently zoned INST(CD), developed with the YWCA of Charlotte and surrounded by single family neighborhoods, townhomes, condominiums, institutional uses, and an assisted living facility on properties zoned R-4, R-8(CD), R-8MF(CD), R-12MF(CD), UR-1(CD) and UR-2(CD).
- The subject site was rezoned via 2004-036 to accommodate 11 dwelling units, one of which is for staff and meeting space, to bolster the YWCA Families in Transition program.

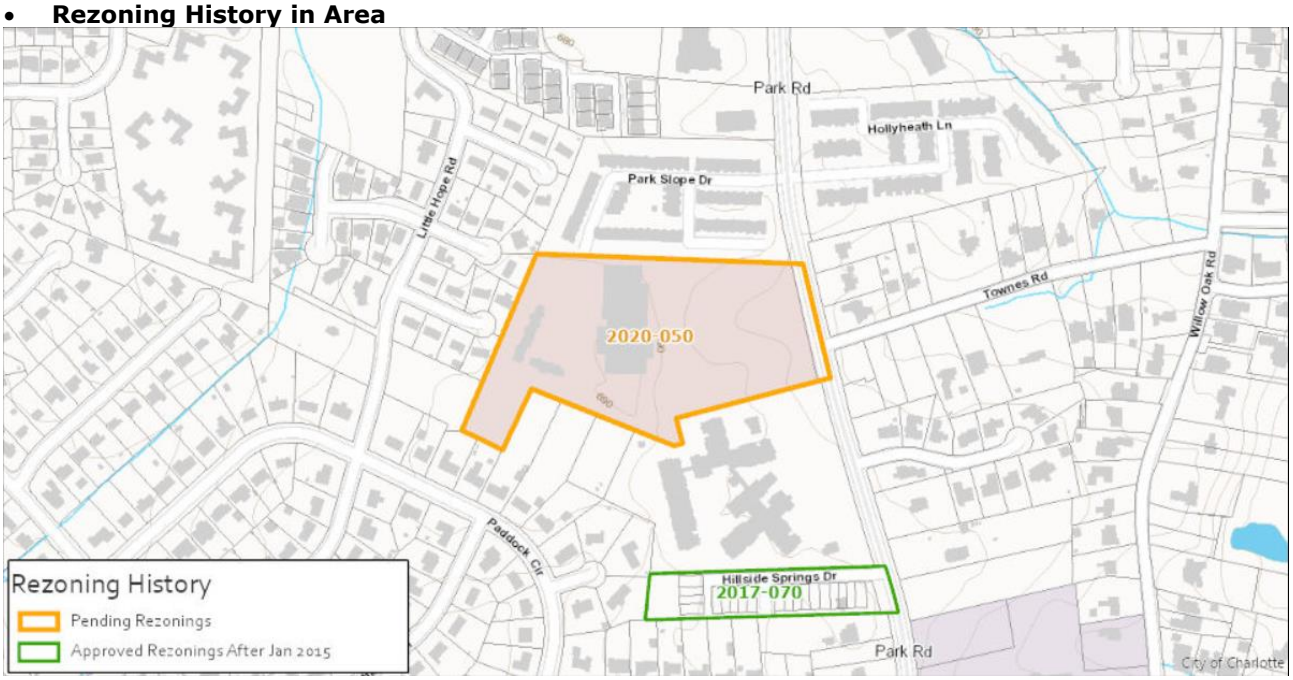
General location of site denoted by red star. Site currently developed with the YWCA of Charlotte.

Townhomes/condominiums are located to the north.

North is a daycare facility.

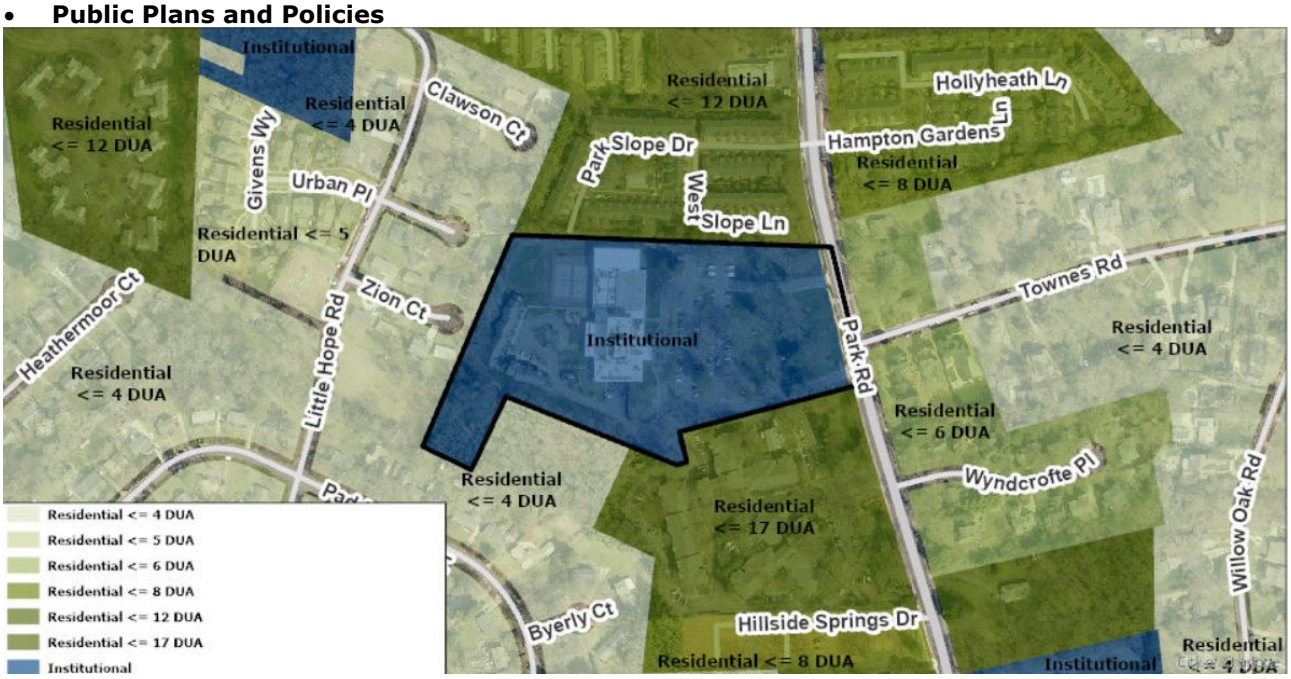
West are single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-070	Rezoned to UR-2(CD) to allow redevelopment of an existing single family home site with up to 19 single family attached dwelling units.	Approved

- **Public Plans and Policies**



  - The *Park Woodlawn Area Plan* (2013) recommends institutional uses.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on Park Road, which is a major thoroughfare road. The Park Woodlawn Area Plan promotes transportation infrastructure that safely accommodates pedestrians, bicyclists, transit users and motorists. The site plan commits to constructing an 8-foot planting strip and 6-foot sidewalk along Park Road.
  - Planned Projects Near the Site:
    - Park Road with existing four lanes and a potential separated bike lane
      - Scope: Not yet identified

- Phase: Not funded
- No outstanding issues.
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: No data available (based on 97,986 SF of YWCA).
  Entitlement: Too many uses to determine trips per day (institutional uses).
  Proposed Zoning: An additional 625 (based on 93,336 SF of institutional use; 115 apartments; 5-11-2020 site plan).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 23 students. Therefore, the net increase in the number of students is 23.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Selwyn Elementary from 97% to 98%
    - Alexander Graham Middle remain at 111%
    - Myers Park High remain at 125%.
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** This property drains to Upper Little Sugar Creek, which is an impaired/degraded stream, and may contribute to downstream flooding. See advisory comments at www.rezoning.org regarding storm water quality treatment and volume peak control.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES

- None.

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

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