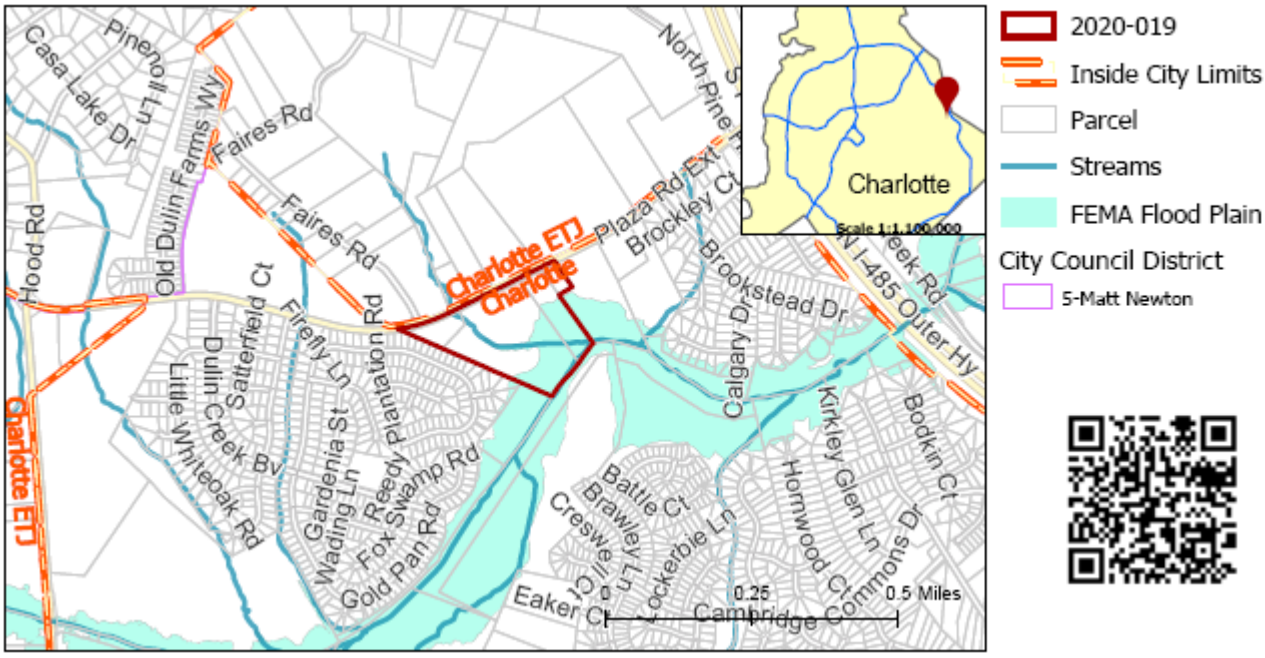
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-019
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: R-3 (residential) Proposed Zoning: R-8 MF(CD) (multi-family residential, conditional)
LOCATION	Approximately 18.17 acres located along Plaza Road Extension, east of Faires Road and west of its intersection with Interstate 485.



SUMMARY OF PETITION	The petition proposes to rezone and develop approximately 18 acres to construct a single-family attached (townhome) residential development with up to 78 units at a density of 4.29 dwelling units per acre (DUA).
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Cascades, LLC Dependable Development, Inc. Shaun Gasparini, Dependable Development, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Virtual Community Meeting: 8

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of requested technical revisions.

Plan Consistency

The petition is **inconsistent** with the *Rocky River Road Area Plan's* (2006) recommendation for residential uses up to 4 DUA for the site and with the Plan's recommendation for greenway for the southeastern portion of the site along Reedy Creek.

Rationale for Recommendation

- The requested density (4.29 DUA) is only marginally higher than the recommended residential density for the site (4 DUA).
- The site's dedication of a 40-foot easement to Mecklenburg County Parks and Recreation is consistent with the park/open space recommendation for a portion of the site.

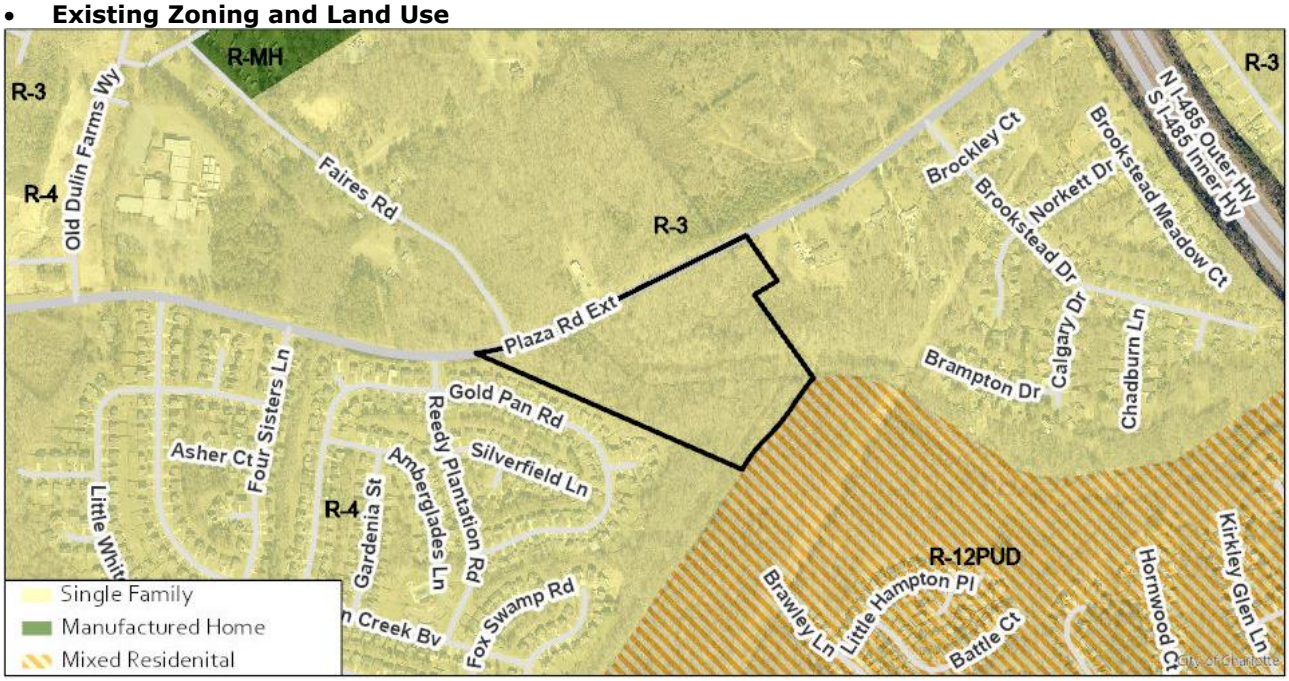
- The petition helps achieve the vision of the *Rocky River Road Area Plan* by offering housing opportunities that offer high-quality design principles (through its commitment to enhanced architectural design standards) and through on-site open space preservation (through a dedication of a 40-foot easement for future greenway construction).

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Road Area Plan* from residential up to 4 DUA and greenway to residential up to 5 DUA for the portion of the site that is not recommended for greenway.

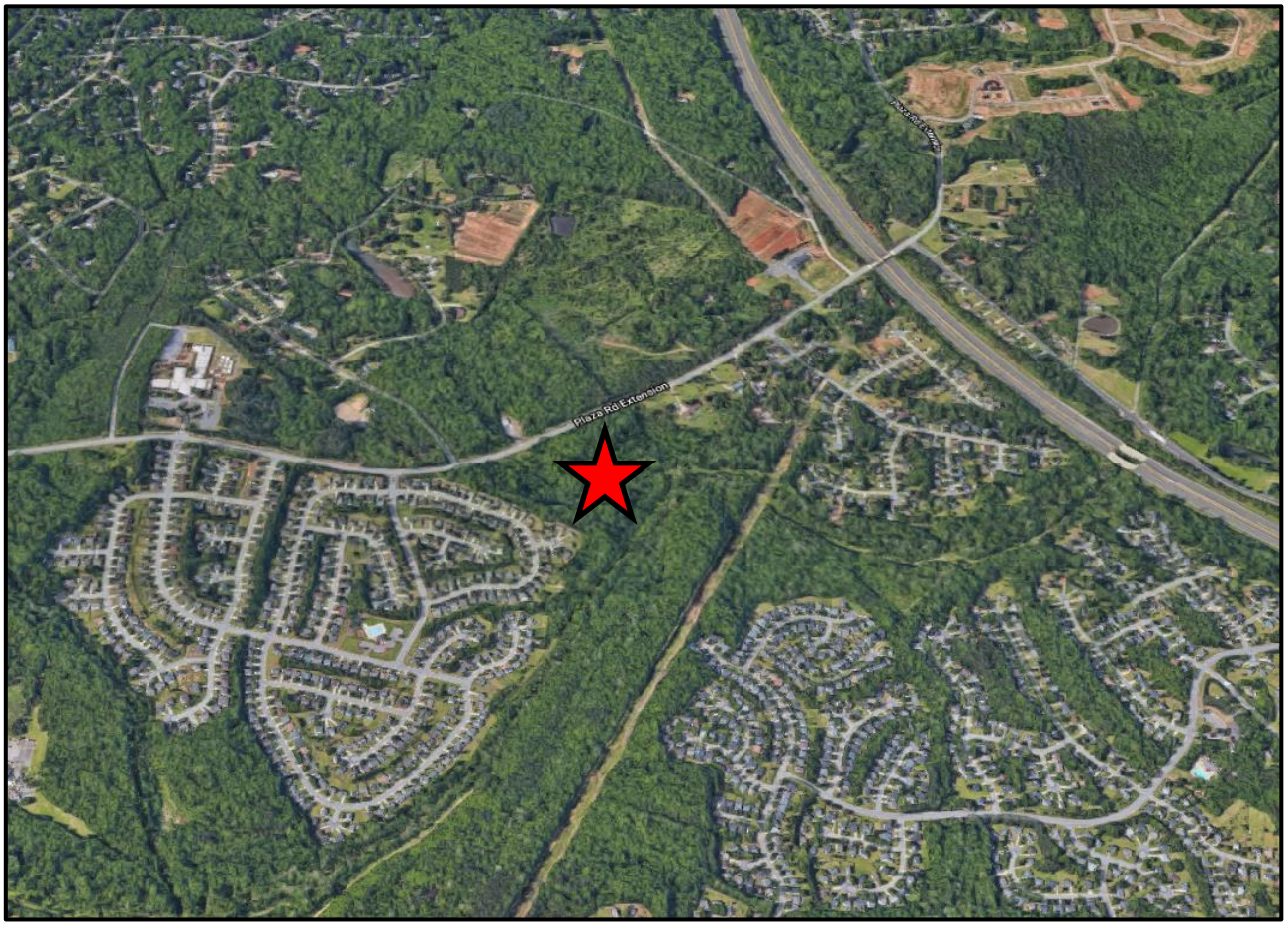
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Proposes up to 78 single family attached (townhome) units at an overall density of 4.29 DUA.
  - 40-foot maximum building height.
  - Transportation improvements including
    - 8-foot planting strip and 12-foot multi-use path along the site's frontage with Plaza Road Extension.
    - Internal network of sidewalks and pathways, including an 8-foot unpaved trail loop to connect two halves of the proposed development that is split by a stream/ SWIM buffer.
    - Pedestrian connection on the eastern portion of the site to the 12-foot multi-use path
  - Architectural elements including:
    - Reverse frontage units along the project's frontage with Plaza Road Extension and screened from the street with landscaping and fence (either wholly comprised of masonry or masonry accents).
    - Usable porches and/or stoops with a depth of at least 6 feet.
    - Limits to blank wall expanses greater than 20 feet in length.
  - Commits to the dedication of 9 acres of open space on the site
  - Commits to enhanced 37.5-foot Class C buffer (fence and landscaping) along the western property line to screen the project from existing single family detached homes.
  - Dedicates 40-foot easement to Mecklenburg County Parks and Recreation

- **Existing Zoning and Land Use**



There have been no rezonings at this site. The subject property is located near The Plaza and I-485 and is a largely residential area comprised of single family detached homes on large tracts and some contemporary-style residential subdivisions. Reedy Creek Elementary is just west of the subject property.

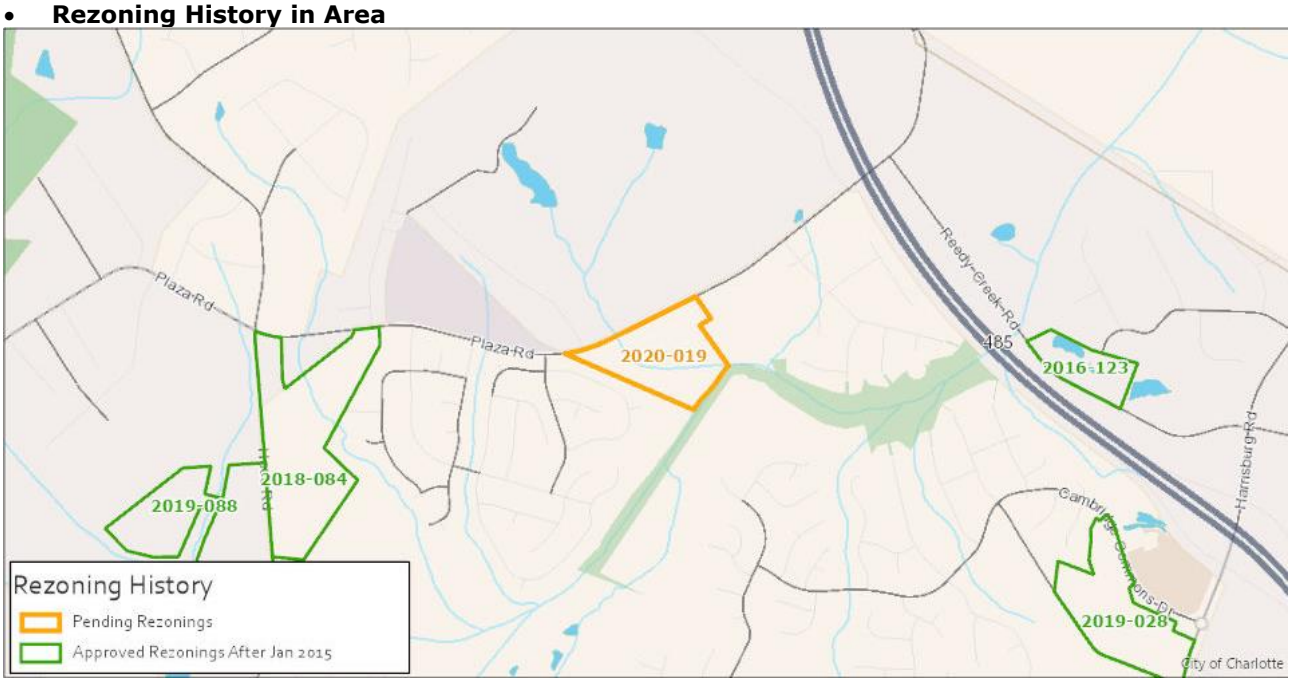


General location of subject property denoted by red star.

Streetview from Plaza Road Extension looking east. Subject property's frontage is along the right hand side of the image.

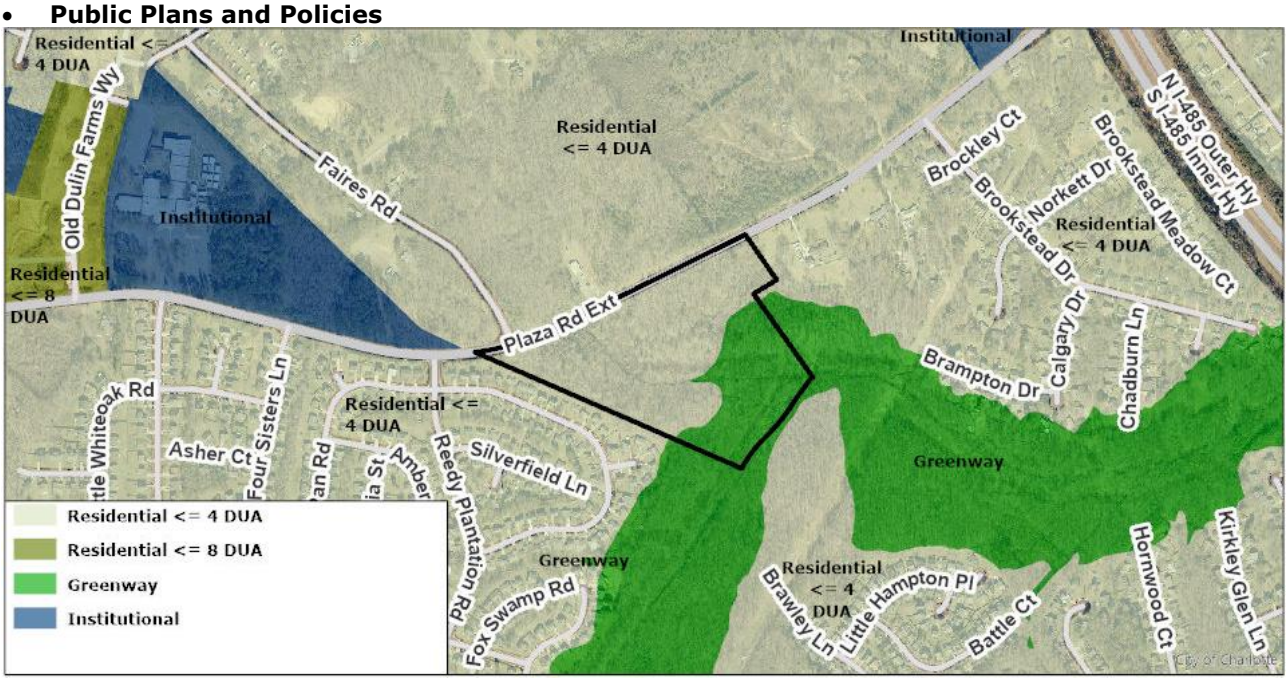
Representative image of detached single family residential neighborhood adjacent to the western edge of the subject property.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-088	Request to rezone approximately 30 acres to increase allowed residential density.	Approved
2019-028	Request to conditionally rezone approximately 26 acres to accommodate a residential development.	Approved
2018-084	Request to rezone approximately 42 acres to accommodate residential development.	Approved
2016-123	Request to permit construction of house of worship.	Approved

- **Public Plans and Policies**



  - The *Rocky River Road Area Plan* (2006) recommends residential uses up to four DUA for much of the site. Park/open space is recommended for the eastern area of the site within the floodplain of Reedy Creek.

- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare. The petitioner commits to construct a left-turn lane into the main access point. In addition, the petitioner commits to installing curb and gutter, and a 12' multi-use path along Plaza Road Extension. The petitioner also commits to meeting the required ordinance streetscape on street "C".
- **Active Projects:**
  - Win Hollow Trunk Sewer and Pump Station Elimination Sewer Project in Final Design.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 0 trips per day (based on vacant land use).

  Entitlement: 590 trips per day (based on 54 single family detached dwelling units).

  Proposed Zoning: 550 trips per day (based on 74 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **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 30 students, while the development allowed under the proposed zoning may produce 16 students. Therefore, there is no net increase in the number of students generated from existing zoning to proposed zoning.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Reedy Creek Elementary remains at 128%
    - Northridge Middle remains at 140%
    - Rocky River High from 81% to 82%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Plaza Road Extension. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via

an existing 8-inch gravity sewer main located through the center of the rezoning boundary. See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at www.rezoning.org
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **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:** See advisory comments at www.rezoning.org

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Note 4.g. - remove second sentence unless a clear commitment to *not* enclose those spaces is being made.
2. Note 5.a. should be removed unless there is a dedication of land or improved open space being proposed. If one of those scenarios exists, please describe the proposal in greater detail in the conditional notes.
3. Correct spelling of "units" in the development site data table on sheet 1.

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

Planner: William Linville (704) 336-4090