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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1983 15

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



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# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>83-75</u>
Date Filed	<u>9/8/83</u>
Received By	<u>[Signature]</u>
OFFICE USE ONLY	

## Ownership Information

Property Owner Hubert G. Pritchard and Jackie N. Bulla  
c/o T.A. Pritchard 8116 Albemarle Road  
Owner's Address 12303 Baine School Road  
Charlotte, NC 28212 Charlotte, NC 28212  
Date Property Acquired October 6, 1938 April 13, 1981  
Deed Reference 959-239 4563-147 Tax Parcel Number 109-231-1  
109-305-17

Location Of Property (address or description) South of Albemarle Road between  
Mallard Drive and Old Savannah

## Description Of Property

Size (Sq. Ft.-Acres) 66.1 acres Street Frontage (ft.) 1344'87  
Current Land Use Vacant

## Zoning Request

Existing Zoning R-15 Requested Zoning R-20 MF  
Purpose of zoning change To permit the establishment of an innovative mixed-type housing  
development planned to relate internally and externally to design relationships

Name of Agent \_\_\_\_\_  
Agent's Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

John Crosland Company  
Name of Petitioner(s) \_\_\_\_\_  
P. O. Box 11231, Charlotte, NC  
Address of Petitioner(s) 28220  
523-8111  
Telephone Number \_\_\_\_\_  
[Signature]  
Signature \_\_\_\_\_  
Signature of Property Owner if Other  
Than Petitioner

Revised 9/18/83

JOHN CROSLAND COMPANY  
Lynton Place  
INFORMATION SHEET

**Location:** Property has direct access at points along Albemarle Road beginning at the corner of Mallard Drive and continuing east. Other possible avenues of access to the property include East Lagade Drive and Quail Field Drive.

**Acreage:** The tract contains 66.1+ acres.

**Current Zoning & Density R-15:** Under the R-15 cluster concept assuming 14% of the property is dedicated to roads, 258 lots, approximately 70' X 160' in size, could be developed. This development would not require a change in zoning and would have a density of 3.3 units per gross acre.

CROSLAND'S PROPOSED PLAN:

Requires R20-MF Innovative zoning and would be conditioned upon site plan approval by the Planning Commission of every development phase. The density to be requested is 190 single family detached lots, 60' X 100' in size and 160 multifamily units that may be used for condominiums or apartments for rent. We estimate that development would begin in the Spring of 1984, and would take four to five years. The density under this plan is 5.3 units per gross acre net counting 12.2± acres of restricted buffer surrounding the property.

CROSLAND'S PRODUCT PLAN:

The demands and needs of our customers will dictate the final price and size of the homes we sell or rent. Most of our business involves pre-sold homes. We sell from models and offer our customers a variety of floor plans, elevations, options, and prices. We estimate that the Single Family homes will average \$58,000 in price and 1,300 square feet with a sales price per square foot of \$45±.

The Multifamily condominiums are estimated to average \$46,000 in price and 925± square feet with a sales price per square foot of \$50±. Those Multifamily units built for rent are estimated to rent for \$350-\$450 per month and will average 900± square feet in size.

NEIGHBORHOOD IMPACT:

Schools:

Based on the criteria used by Dr. Church of the Charlotte Mecklenburg School System, the number of school age children as added to the school system with the property developed under the R-15 Cluster Concept are estimated as follows:

<u>Grade</u>	<u># of Children</u>
K-3	66
4-6	45
7-9	37
10-12	37
Total	181

Under Crosland's proposed plan of 350 units, the estimate is:

<u>Grade</u>	<u># of Children</u>
K-3	61
4-6	44
7-9	39
10-12	38
Total	182

The capacity of the schools is as follows:

<u>School</u>	<u>Capacity</u>	<u>Enrollment 82-83</u>
Albemarle Road Elementary (K-3)	714 students	648
Druid Hills (4-6)	480 students	424
Albemarle Rd. Jr. High	925 + 3 mobile classrooms	986
Independence	1975 + 4 mobile units	2035

The estimated 182 new students resulting from the proposed development would be added to the school system over the four to five year period. Dr. Church indicated that the school could accommodate this number of additional students.

Traffic:

Our preliminary analysis of the prospective traffic impact of the residential development by John Crosland Company on Albemarle Road in East Charlotte is as follows:

- ° Existing volumes on Albemarle Road in the area of this site, particularly to the west, exceed the capacity of the roadway today.
- ° The City of Charlotte Department of Transportation counts and volume/capacity analysis indicate that the Albemarle Road intersection with Delta/Lawyers Road is operating at unacceptable levels today.
- ° The two lane section of Albemarle Road east of the Lawyers Road intersection is currently carrying more traffic than a two lane roadway is generally designed to accommodate. This results in substantial backups in the morning peak hour extending as far as Dooley Road.

- ° Albemarle Road was once scheduled to be widened from two to four lanes between Lawyers Road and North Carolina Route 51. Designs were prepared and environmental impact studies completed and approved, however, the project was not funded as a result of financial difficulties experienced by the North Carolina Department of Transportation. This project needs to be reactivated and completed in the comparatively near-term future.
- ° The impact of the traffic generated by the Crosland Site is comparatively small relative to existing volumes that are carried on the roadway as well in consideration to additional growth that is likely to occur to the east.
- ° The current plan will generate sufficient traffic to warrant installation of a traffic signal on a two lane roadway at a single access point. However, in view of the desire to provide maximum flexibility of access and egress, access to Albemarle Road via a main access from the property and connections to Mallard Drive would be preferable.
- ° The general policy of the City of Charlotte with regard to developments adjacent to major roadways is to require the developer to widen the roadway from center line to its ultimate cross section. In this case, that would be to require that the John Crosland Company widen Albemarle Road in front of his property to a distance of 24 feet from the center line of the road. This would provide the benefit of an acceleration and deceleration lane in the vicinity of the main access drive to the Crosland Site. Alternatively, Crosland could investigate the prospective improvement to Albemarle Road in the vicinity of the Lawyers Road intersection. This would potentially lessen the existing congestion for westbound Albemarle Road which backs up today to Dooley Road and which ultimately could backup to the main access of the Crosland Site. Applying the funds that would ordinarily have been spent in widening Albemarle Road along the frontage of the Crosland Site to the Lawyers Road intersection could, at minimum, lessen the current backups which occur and perhaps even provide a solution to the problem which would be effective until such time as the full widening of Albemarle Road can be implemented. This option would be contingent upon the developer not being required to widen along his frontage and that that widening be incorporated in the overall Albemarle Road widening project.

By our estimate R-15 Cluster zoning would generate at the end of a three year development period 2616 average daily trips (258 homes X 12 average daily trips).

Under the proposed Crosland Plan of 350 units there would be an estimated 3400 average daily trips (190 SF homes X 12 + 160 MF homes X 7) over a four to five year development period.

Drainage:

Under the proposed site plan Crosland will create a new lake on the property which will be used to contain site drainage and release it at a rate no faster than that required by current ordinances. This will help prevent an increase in downstream erosion. Also, our site development plan will call for no development in current natural drainage areas and the preservation of the natural borders around the property.

LYNTON PLACE  
Development Team

Developer/Builder

The John Crosland Company

Land Planner

Rahenkamp & Associates  
1717 Spring Garden Street  
Philadelphia, PA 19130

Land Planning Consultant

Fred E. Bryant  
Charlotte, NC

Transportation Engineer

Joseph McMahon, PE  
North Hills, PA

Architect - Preliminary Product Studies

Multifamily  
Reg Narmour  
The Architectural Group  
Charlotte, NC

Single Family  
John Crosland Company  
Plan File

Attorney

Bailey Patrick  
Perry, Patrick, Farmer &  
Michaux  
Charlotte, NC

May 1, 1986

Mr. Bob Young  
Charlotte Mecklenburg Planning Commission  
Cameron Brown Building  
301 South McDowell Street  
Charlotte, North Carolina 29204



**DPR ASSOCIATES**

Landscape Architects

Design • Planning • Research

2036 East Seventh Street

Charlotte, NC 28204

704/332-1204

Re: Lynton III - Innovative Use Amendment

Dear Bob:

Please find attached ten (10) copies of the proposed amendment to the Innovative Development Plan for Lynton Place. It is our understanding that the Planning Commission will review and make a recommendation on this proposal on May 22, 1986.

The intent of the amendment is to provide 45 single family detached units with individually-owned lots on a 6.9 acre portion of Lynton Place. The current plan for this area, which was approved in November, 1983, specifies a maximum of 70 multi-family units. This amendment would decrease the density from over 10 D.U./acre to 6.5 D.U./acre and would provide a type of housing compatible with existing residential uses in this area.

We will be submitting a supplementary sheet to this site plan which will detail treatments of the entry, interior streets, buffer areas, private open space, and common open space. If you have any specific performance standards that you feel need to be incorporated into the supplementary sheet, please let us know. We will be meeting with you on Tuesday, May 6 at 11:00 a.m. to discuss this proposal and receive your input.

Please contact me if you have any questions or need additional information. Thank you.

Sincerely,  
DPR ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read 'Sandra R. Turnbull'.

Sandra R. Turnbull

Enclosures: as noted

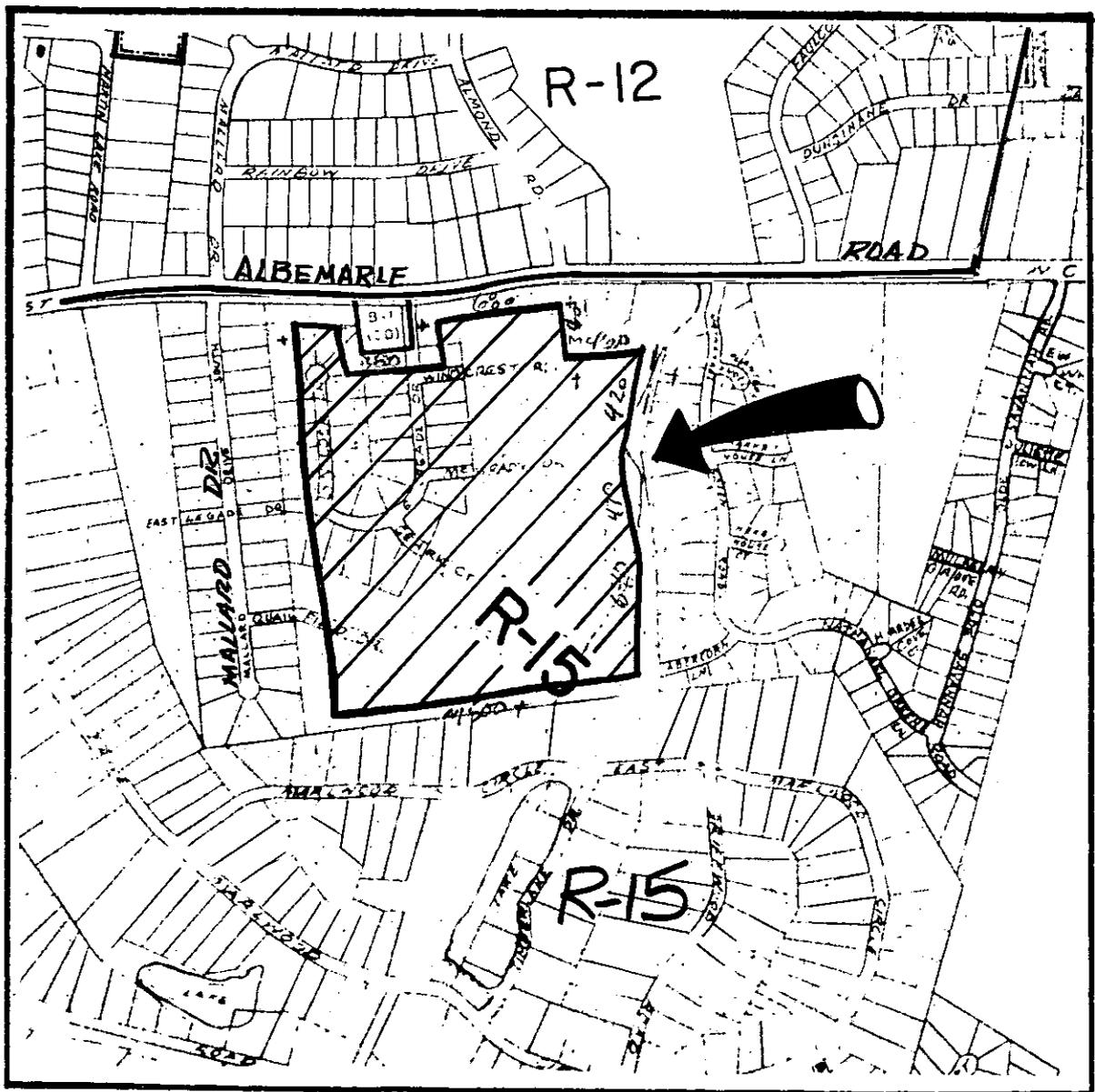
SRT/bw

PETITIONER John Crosland Company

PETITION NO. 83-75 HEARING DATE October 17, 1983

ZONING CLASSIFICATION, EXISTING R-15 REQUESTED R-20MF

LOCATION A 66.1 acre site on the south side of Albemarle Road between Mallard Drive and Olde Savannah.



ZONING MAP NO. 46

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

