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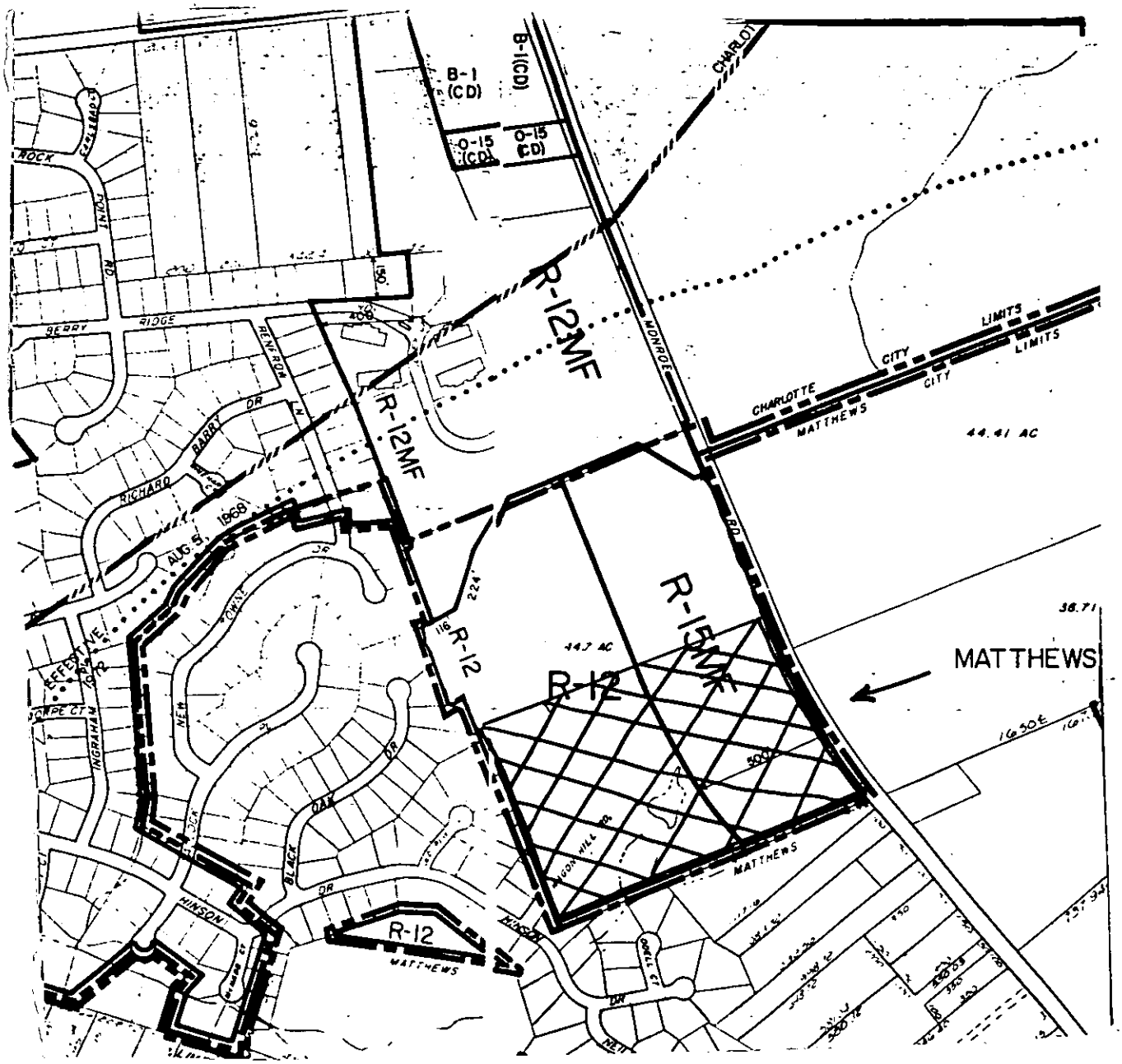
00BREAK00

PETITIONER The James Group, Inc.

PETITION NO. 85-53(c) HEARING DATE October 14, 1985

ZONING CLASSIFICATION, EXISTING R-12 & R-15MF REQUESTED R-12MF(CD)

LOCATION A 22 acre site on Monroe Road east of Sardis Road North.



ZONING MAP NO. 144 and 145 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

REZONING PRE-HEARING REPORT

PETITION NO.: 85-53 (C)

PETITIONER: The James Group, Inc.

SCHEDULED HEARING DATE: 10-14-85

PROPERTY OWNER: James Renfrow, T.A. Browne Merrie Pierce

LOCATION: 22 acre site located on Monroe Rd. south of Sardis Rd. North

REQUEST: R-12 and R-15 MF to R-12 MF (CD)

TAX PARCEL NO.: 213-231-01

DEFINED NEIGHBORHOOD: Sardis

PETITION SUMMARY: The petitioner is seeking to rezone the subject property from R-12 and R-15 MF. to R-12 MF (CD) for a 22 acre site located on Monroe Rd. east of Sardis Rd. North. The purpose of this request is to provide uniform zoning and permit construction of a planned multi-family development. The current land use is vacant.

I. RELEVANT PLANS AND PROGRAMS

A. Area Plans and Comprehensive Plan 1995.

Comprehensive Plan 1995 - indicates that the request lies in the vicinity of a metropolitan service area which includes high density housing as well as areas for 6-10 and 10-20 du/a housing and associated open space.

Northwest By-Pass?

B. Transportation Improvement Program and 1990 Transportation and Land Development Policy.

Transportation Improvement Program: Southern Outer Belt, This project would construct a new facility of freeway standards from the Pineville Bypass at NC 51 to US 74. Local priorities call for ROW acquisition and protection only for this project.

NC 51 Improvements - involves widening and straightening of a narrow two lane road to future widening to four lanes.

Bridge replacement program Sardis Road North at Sardis Branch

C. Other.

1990 Transportation and Land Development Policy: Monroe Road widening Village Lake Drive to Sardis Road North.

II. AREA FACILITIES

✓ A. Roadways

	Class	Street Classification	Traffic Volume	
1. Monroe Rd.	III	Major thoroughfare	9800	(1984)
2.				
3.				

✓ B. Transit Service: None
Furthest service is to Thermal Rd area.

C. Other Local Facilities:

School Information

School	Capacity	Enrollment
Rama K-3	700	617
First Ward	650	610
McClintock Jr. HS	1220	1313
East Mecklenburg Sr. HS	1947	2204

III. ZONING DISTRICT COMPARISON

ZONING

	Present	Proposed (By Right)	Actual CD (If Applicable)
A. Density:			
B. Lot Size:			
C. Setback:			
D. Side Yard:			
E. Rear Yard:			

IV. ZONING HISTORY

A. Present Zoning:

B. Date Zoning Established:

C. Past Zoning Proposals or Changes on Property in Area: (Map Attached)

1. 64-85 R-12 MF to I-1 4/27/64 app.
2. 72-36(c) R-15 MF to B-1, R-12 to R-12 MF 7/3/72 app.
3. 72-68(c) R-9 MF to B-2 11/20/72 app.
4. 75-17(c) R-15 MF to B-1 8/4/75 app.
5. 75-25(c) B-2 to R-12 MF 10/6/75 app.
6. 78-13(c) R-15 MF to B-2 7/17/78 app.
7. 79-18(c) R-12 to O-15(CD) for day care 5/7/79 app
8. 82-10 R-12 & R-15 MF to R-12 MF 4/19/82 app.
9.

V. OTHER APPLICABLE INFORMATION

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PETITIONER The James Group, Inc.

PETITION NO. 85-53(c) HEARING DATE October 14, 1985

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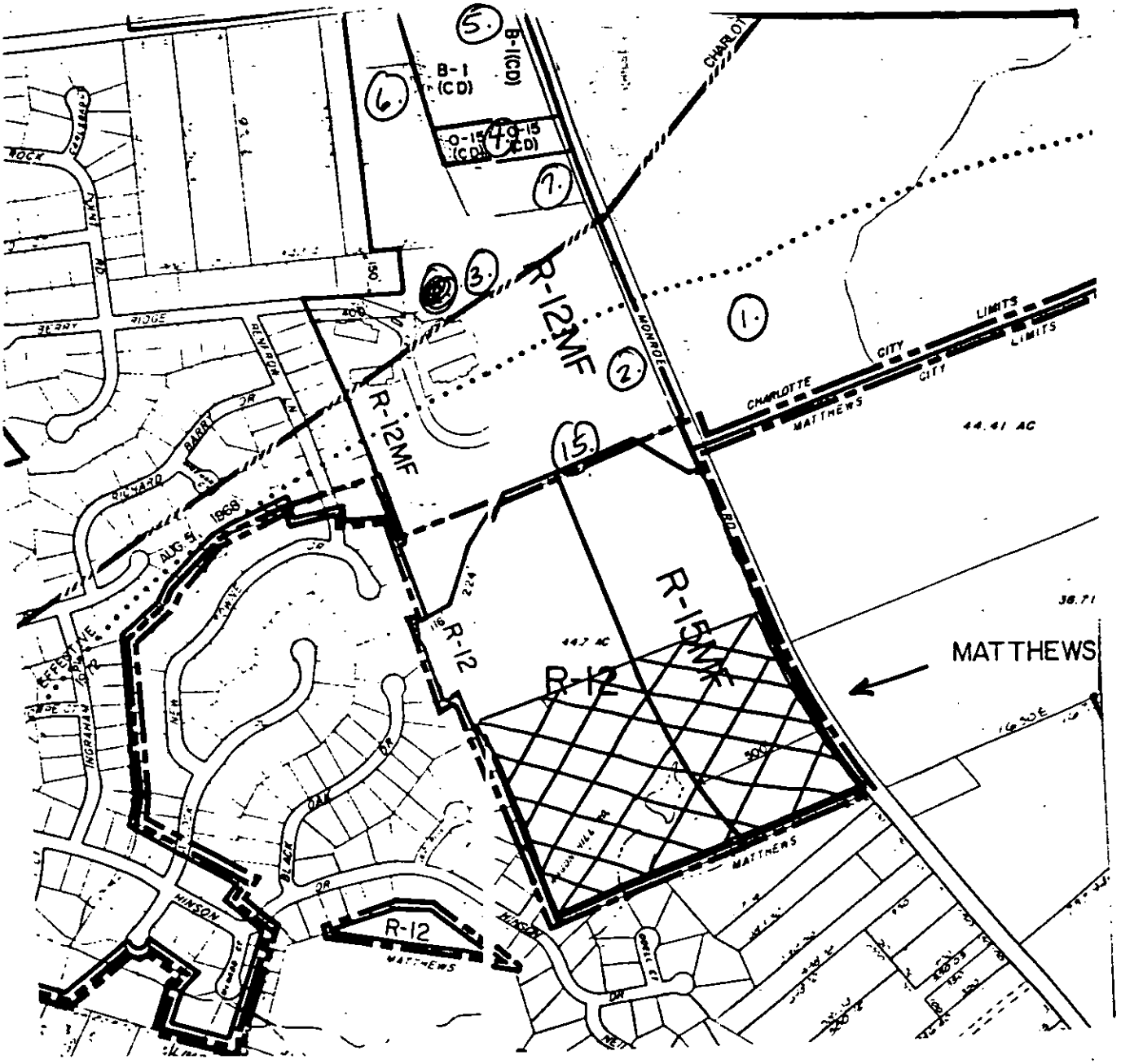

ZONING MAP NO. 144 and 145 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY

Petition No. 85-53(c)
Date Filed 9-3-85
Received By JCL
OFFICE USE ONLY

Ownership Information

Property Owner (A) James M. Renfrow (B) T.A. Browne, Jr. (C) Merrie Pierce

Owner's Address P. O. Box 18192 5717 Strawberry Ln 5717 Strawberry Ln
Charlotte, NC 28218 Matthews, NC 28105 Matthews, NC 28105

Date Property Acquired December 30, 1969

Deed Reference 3116-194 Tax Parcel Number 213-231-01

Location Of Property (address or description) Monroe Road, East of Sardis Road North

Description Of Property

Size (Sq. Ft.-Acres) 22 acres ± Street Frontage (ft.) 783.33 ft.

Current Land Use Vacant

Zoning Request

Existing Zoning R-12 & R-15MF Requested Zoning R-12MF(CD)

Purpose of zoning change to provide uniformed zoning and permit the construction of a planned multi-family development

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
(704) 333-1680
Telephone Number

The James Group, Inc.
Name of Petitioner(s)
P. O. Box 32205, Charleston, SC 29417
Address of Petitioner(s)
(803) 723-0611
Telephone Number
Signature
SEE ATTACHED LIST OF SIGNATURES
Signature of Property Owner if Other Than Petitioner

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 85-53(c)

Petitioner: The James Group, Inc.

Location: A 22 acre site on Monroe Road south of Sardis Road North.

Request: Change from R-12 and R-15MF to R-12MF(CD). R-12 = single family residential. R-15MF = multi-family residential. R-12MF(CD) = multi-family residential with a conditional plan.

ISSUES:

1. Site Plan. What aspects of the conditional site plan are important to evaluate, especially the relationship of this site to adjoining single family areas?

2. Relationship to Monroe Road. How does this property relate currently to Monroe Road and, further, how would the development of the site as planned relate in terms of building and traffic orientation?

3. Future Effect. If this petition were to be approved what effect might it have on future zoning and land use decisions in the area, especially with regard to an area immediately north of the site?

BACKGROUND:

1. Existing Zoning. The property involved in this request is currently zoned R-15MF and R-12. The R-15MF area of the site is adjacent to Monroe Road and extends to an adjoining site north of the property. The R-12 portion of the site is the portion located to the rear and other properties which adjoin it in that vicinity are also zoned R-12. Farther north of the property are other multi-family zoned areas while at the interseciton of Monroe Road and Sardis Road is an area of B-1(CD) zoning on the south side of the intersection and B-2 zoning on the north side of the intersection. Along the easterly side of Monroe Road land is zoned for industrial purposes.

2. Existing Land Use. The site involved in this petition is undeveloped at the present time. Single family development adjoins the site towards the rear where homes are located along Hinson Drive, Wagon Hill Road, Oakdale Court, and Old Pine Lane. Commercial development is centered around the intersection of Monroe Road and Sardis Road North where there is an existing small neighborhood shopping center and other smaller commercial uses as well as a new shopping center called Sardis Crossing. The area along Monroe Road is also noted for large industrial uses such as Family Dollar, PCA, All Tell and others.

3. Site Plan. The conditional site plan outlines an apartment project proposal for the 22.5 acre site. The total number of dewlling units shown is 288 which results in an overall density of 12.7 units per acre. Access to the property will be via one driveway connection to Monroe Road. Along the northerly edge of the property there is observed a 35 foot setback whereas along the southerly side is a combination of a 60/75 foot setback and then is totally 75 feet along the westerly side. The setback from Monroe Road is 50 feet. The proposed buildings shall be two and three stories in height.

4. Matthews Notification. The site lies adjacent to the Town Limits of Matthews and within their sphere of influence. Matthews was notified of this request and has responded indicating that the town does not favor this rezoning. Matthews believes that enough multi-family development has occurred and therefore no more is needed.

GENERAL FINDINGS

1. Comprehensive Plan 1995 (Adopted 1976). The plan indicates that the request lies in the vicinity of a metropolitan service area which includes high density housing as well as areas for associated open space and other support services. This plan is in the process of being updated.

2. Monroe Road Widening. Monroe Road is scheduled for widening beginning at Village Lake Drive and extending to just inside the Matthews City Limits.

3. Matthews By-Pass. The environmental assessment has been completed for this project and is anticipated that public hearings will be held within the next few months. Current plans now call for right-of-way acquisition in FY 87 with construction to begin in FY 1988.

4. Pre-Hearing Staff Input. Staff discussed the matter with the petitioner prior to the submission of the application and generally indicated support for the rezoning depending upon the specifics and quality of the site plan proposed.

5. Neighborhood Context. The site lies within the area defined as the Sardis neighborhood. Staff has received a few calls prior to the hearing and the neighborhood is principally concerned about the buffer areas around this site adjacent to the neighborhood.

DETAILED FINDINGS:

1. The rezoning site is a 22 acre tract of land located along Monroe Road south of the Sardis Road North intersection. Current zoning is R-12 and R-15MF and the petitioner is seeking to rezone the site to R-12MF(CD).

2. In conjunction with the request the petitioner has filed a site plan stipulating conditions and restrictions for the development of the site. (For futher details refer to Background #3.)

3. The property fronts along Monroe Road which is currently being widened between Village Lake Drive and to an area near the Matthews By-Pass. Further, the site lies adjacent to the Town Limits of Matthews and Matthews has commented negatively with regards to the potential rezoning.

4. There are many aspects of the conditional site plan which are important to evaluate. First of all the driveway access to Monroe Road should be shifted somewhat southerly to line up with an existing driveway on the other side of Monroe Road. In addition it would be desirable to obtain an additional right-of-way along Monroe Road. Further the plan establishes various setback/buffer areas around the site. Of critical concern is the area closest to single family areas which have already developed. In those areas a 75 foot setback and limit of clearing area is shown. However it is believed by staff and by the neighborhood that a buffer which is somewhat larger (perhaps 100 feet) would be more appropriate and to clearly label the site plan where the limits of no clearing will be observed. That is a little difficult to ascertain on the current plan.

5. The southerly border also observes for the most part a 60 foot setback, but part of that is penetrated by a parking lot. Either the parking lot should be screened entirely from view or moved back so that a solid 60 foot barrier is retained from it and the adjoining property line. Although storm water detention is not required there is a note on the plan indicating that there will be provisions for that, but no location for that is shown. That also would be desirable information to have placed on the plan. Finally, the proposed density of 12.7 is somewhat higher than the densities approved for other projects recently.

6. Conceptually staff has no problem with this request. It is believed that based upon its relationship to a major thoroughfare which is undergoing improvements as well as surrounding zoning and land use patterns that this rezoning is compatible with area wide objectives. It is important however that the above referenced site plan notes and conditions need to be clarified or modified before ultimate staff approval can be gained, however.

7. It should further be noted that if this petition is approved that in all likelihood the adjoining property immediately to the north of this lying between this site and Sardis Forest Patio Homes will likely become a candidate for a similar rezoning.

8. As this general vicinity continues to grow, particularly with such large employment centers as the nearby Crown Point, it makes the approval of housing opportunities close to the employment centers desirable. Couple that with the location along an improved Monroe Road and the site plan and conditions as set forth above, then the approval of this request is justifiable.

9 Based upon the above circumstances the petition is encouraged for approval.

*Subject to further refinement following public hearing.

85-53 (c) The James Group

Dick — Will stub street (Wagon Hill Rd.) be extended?
- No grading in 75' setback?
- Are 1.8 parking spaces per unit adequate (Note about parking
- Additional ROW on Monroe 50' setback from new ROW line
- Tennis court fence can not be over 6' high, court is in req. yard.

Zoning - Lack sufficient info to review

Fire - Adequate fire hydrants should be provided. Turn arounds should have proper turning radius

* Matthews - Opposed to rezoning enough MF in area

Warren - Plan works ok, but parking lots are too wide - reduce to 58'

Bill Cope - 20' more ROW on Monroe Rd + left turn lane
line up entrance w/ southerly Pic + Pay (?) entrance

Comm. Plann. - Density too high perhaps 10 du

additional screening along single family edge

show stormwater detention

Note #8 on site plan? what does that mean?