

Ardrey Kell, Elizabeth proposals draw fire

BY ERIC DINKINS

The Charlotte City Council held several public hearings at Monday's rezoning meeting, some of which were met with opposition from community members and local organizations.

A rezoning request by George M. Macon on about 5.0 acres on the southeast corner of Ardrey Kell and Marvin roads was discussed at length by the developers, protestors and council members.

Macon hopes to build office and retail space on the site, spread across a maximum of three buildings, with the development's entrance and exit along Marvin Road. Office development will be limited to 50,000 square feet.

The biggest concern expressed by the council was how the development would affect traffic at the intersection of Marvin and Ardrey Kell, especially considering the site plan has cars making a right turn to enter the development and a right turn only to exit the development.

The vehicle trip generation could increase from 160 per day to 780 trips per day, according to the petition's prehearing staff analysis.

Chris Papp, a resident of Southhampton Commons, which is adjacent to the project site, said the Southhampton community is unaware that this rezoning petition has yet to be approved by the council, which he said may be why the development has faced little opposition.

The project has been advertised at the intersection for more than a year, according to Papp.

Macon's petition has been revised multiple times, but the Charlotte-Mecklenburg Planning department has recommended the approval of the petition only in its most recent form.

In the Elizabeth section of town, 7th Street Progression also faced opposition from local business owners and community members, as well former City Council member Pamela Patterson, who resides behind the project site.

The developer has requested a rezoning of 1.5 acres located on the north side of East 7th Street between Clement and Pecan avenues for an apartment building.

The biggest concern expressed by those representing the opposition was the project's parking policy.

The developer has proposed to build 95 multifamily residential dwelling units, and each unit will be allowed one on-street parking space per bedroom.

Patterson said one parking space per bedroom isn't going to be enough, and this belief was shared by many others who opposed the petition.

Another community member said he was worried about the apartment's visitors parking in his lot.



7th Street Progression wants to rezone 1.5 acres along East 7th Street between Clement and Pecan avenues for an apartment building. Neighbors are concerned about increased traffic. Photo by Sharon Roberts

Other complaints included the height of the apartment building – which has been allowed a 52-foot maximum height because the building meets the 40-foot maximum height recommendation “where abutting single-family residential homes or zoning,” according to the petition's prehearing staff analysis – and the general idea that the building will hurt East 7th Street residents' “quality of life.”

Although the council recognized that many developers have attempted to build on this site in the past, council member Kenny Smith said this was “one of the better” projects he has seen for this location.

Other petitions that had council hearings at Monday night's meeting are as follows:

■ Wilkinson Partners LLC has requested a rezoning of about 6.0 acres on the southeast corner of Youngblood Road and Shelburne Farms Drive, which would allow a maximum of 29 attached townhomes to be added to The Palisades.

■ Switzenbaum and Associates has requested a rezoning of approximately 31 acres on the west side of West Tyvola Road south of South Tryon Street, which would allow the developer to build up to 295 multifamily residential units on the proposed site. The site is currently undeveloped and is surrounded by primarily single and multifamily residential units and some parks and recreational facilities.

■ Brookwood Capital Partners has requested a rezoning of more than 46 acres on the north side of Wilkinson Boulevard near Old Dowd Road and Wilkinson Boulevard. The site would be used for 430,000 square feet of industrial space, including associated parking and permitted accessory uses, and would be limited to a maximum of six buildings. There are currently industrial structures residing on the site.

■ Childress Klein Properties has requested a rezoning of approximately 19 acres on the southwest corner at the intersection of Johnston Road and Marvin Road. This is an amendment to the developer's original petition, which was approved in 2012. This amendment would allow 12 two-story housing units, each

with a garage, to be added to the developer's Johnston Road Apartments project.

Each of these petitions was approved by the planning staff.

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