

Memo

To: Planning Commissioners
From: Bryan Myrkle, Community Development Director
Date: November 25, 2020
Re: Site Plan Review – PK Development – 301 & 335 Horatio

On your Planning Commission agenda for Tuesday, December 1 is a review of a site plan for a proposed continuation of the redevelopment taking place at the former Charlotte Junior High School on Horatio Avenue, now commonly known as Old School Village Apartments.

The proposal is to add 54 new residential rental units to the site, accompanying the 17 that already exist.

PK Development has worked collaboratively with City staff over the last month to create a site plan that is appropriate for the site, and that meets the requirements of the Charlotte City Code. Copies of the site plan are available for your review in the meeting materials, but there are several specific items that I would like to bring to your attention.

- The number of parking spaces conforms to the requirements of the RM-2 multiple family residential district. With a total of 71 units, and a requirement of 2 parking spaces per unit, there are 142 spaces required. This plan includes 143 spaces total.
- The design of the interior parking areas, including landscaping islands, maneuvering lanes, parking space width and depth and entrance/egress drives conform to City standards. Wayfinding signs are shown on the plan in the appropriate sizes.
- The landscaping plan is detailed and extensive, and is one of the better landscaping plans we have seen recently. However, in the areas where our code calls for greenbelts and screening between land uses, they are proposing somewhat fewer plantings than our code does. The Planning Commission has the authority to approve deviations from our local landscaping requirements,

but the Commission should review this and seek an explanation from the developer.

- A question has been raised about the placement of the waste dumpster on the site, and its proximity to nearby homes. I have asked the developer to consider an alternate location.
- A lighting and photometric plan are included with this submittal, and show the appropriate style of downward-directed lighting, and also show that lighting at the site perimeter should be within the acceptable range.
- Because the developer is trying to make use of existing space within an historic structure, the room count is approximately 10% denser than our code allows (209 vs. 189 rooms). This will require a variance from the Zoning Board of Appeals – it cannot be addressed in this site plan review.
- Storm water management is proposed on site, and this is being reviewed by the City Engineer.

A representative of the developer will be participating in our meeting to answer any questions you have about the project.