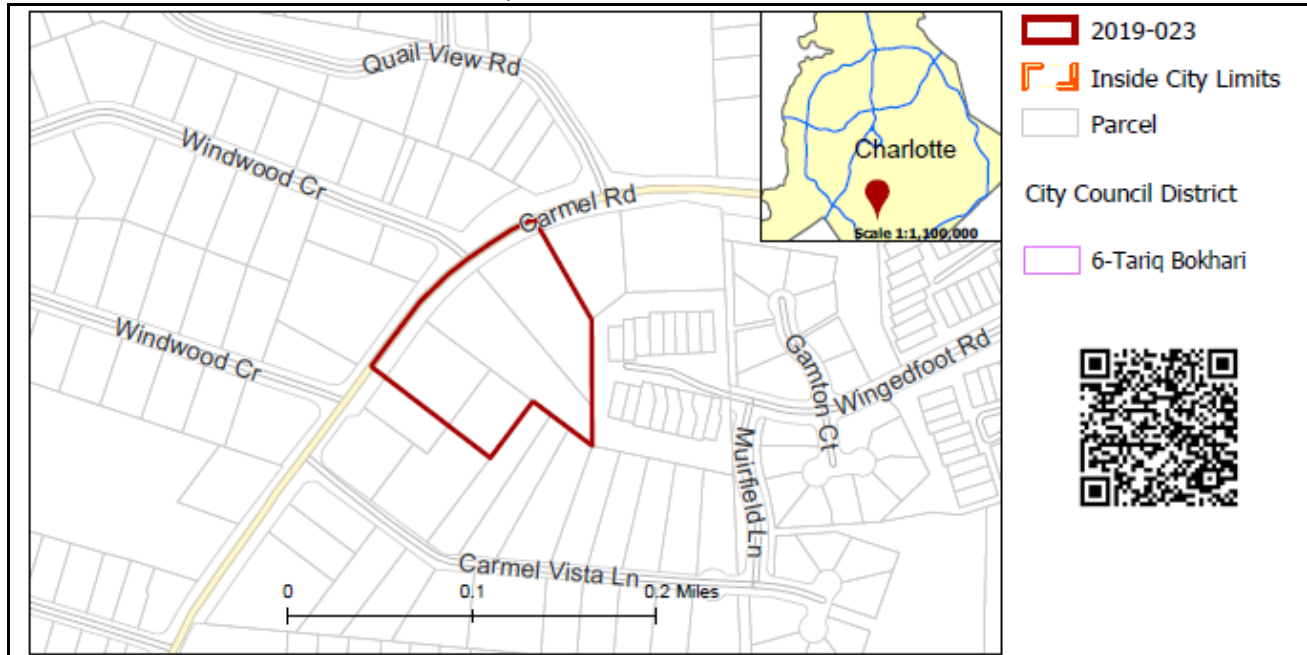


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 5.12 acres located on the southeast side of Carmel Rd, north of Carmel Vista Ln. and south of Quail View Rd.



SUMMARY OF PETITION

Proposes redevelopment of 3 single family detached homes on 4 parcels with a residential infill community consisting of 2 single detached parcels and 24 townhomes on a site in south Charlotte.

PROPERTY OWNER

McHahon Investment Group INC, Southeast Commercial Corporation, and Orion Properties LLC

**PETITIONER
AGENT/REPRESENTATIVE**

Sinacori Builders
American Engineering

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 52.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues and requested technical revisions related to site and building design, transportation, and environment.

Plan Consistency

While the petition provides residential uses as recommended in the *South District Plan*, it is **inconsistent** with the recommended density of 3 dwelling units per acre (DUA). The proposed density of 5.07 DUA is not supported by the *General Development Policies* which supports up to 4 DUA.

Rationale for Recommendation

- Although the density increase is not supported by the *South District Plan* and the *General Development Policies*, the proposed density of 5.07 DUA is consistent with other townhome developments east of the site. The density of these other townhomes ranges from 3.68 to 5.22 DUA.

- The petition includes a mixture of housing types with 2 single family detached lots and a maximum of 24 townhomes.
- The site plan provides setbacks and side and rear yards abutting single family residential that are sensitive to and compatible with the existing residential context.
- The site plan also limits the height of the proposed units to 40 feet, which is the same height allowed for single family homes.
- The site plan provides a 31-foot Class C buffer abutting single family use and zoning.
- The site is located along and accessed from Carmel Road and is not internal to established subdivisions. Along this section of Carmel Road there are a variety of uses including single family homes, townhomes, institutional uses and a commercial use. The proposed development is compatible with the type and form of existing development in the area.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential at 3 dwelling units per acre to residential less than or equal to 6 DUA for the site.

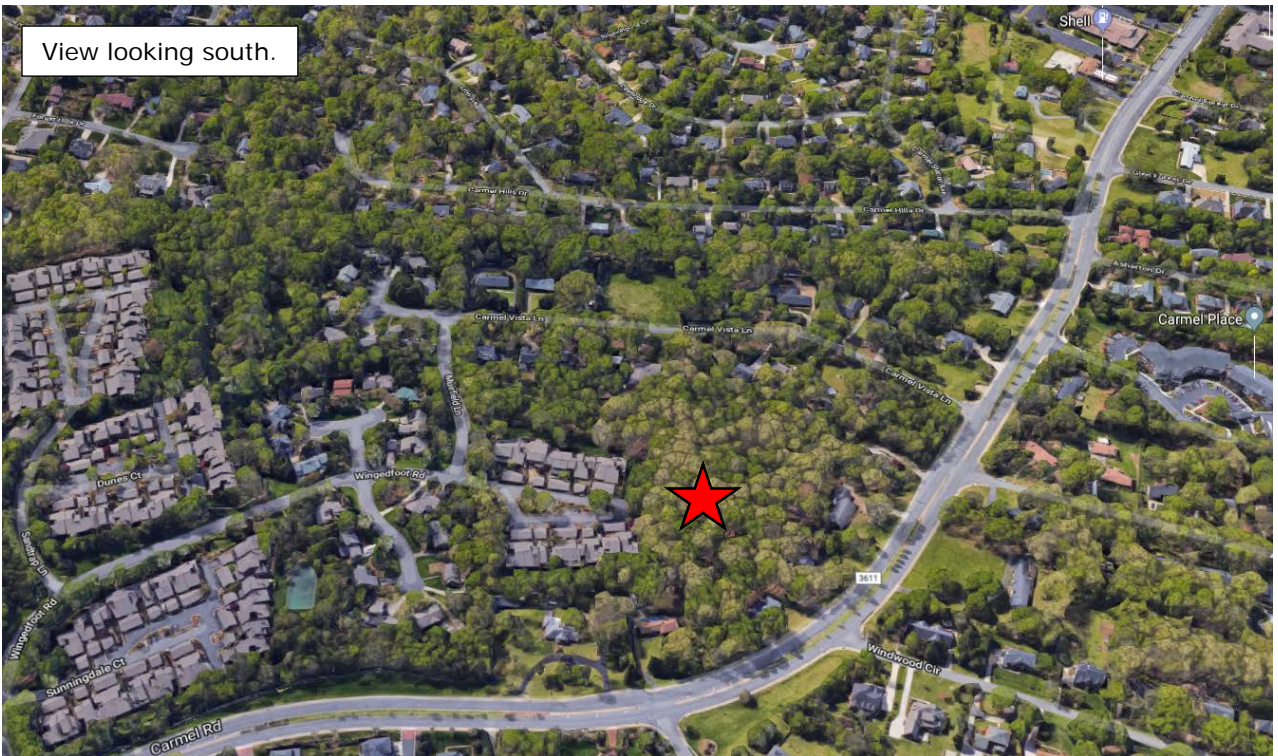
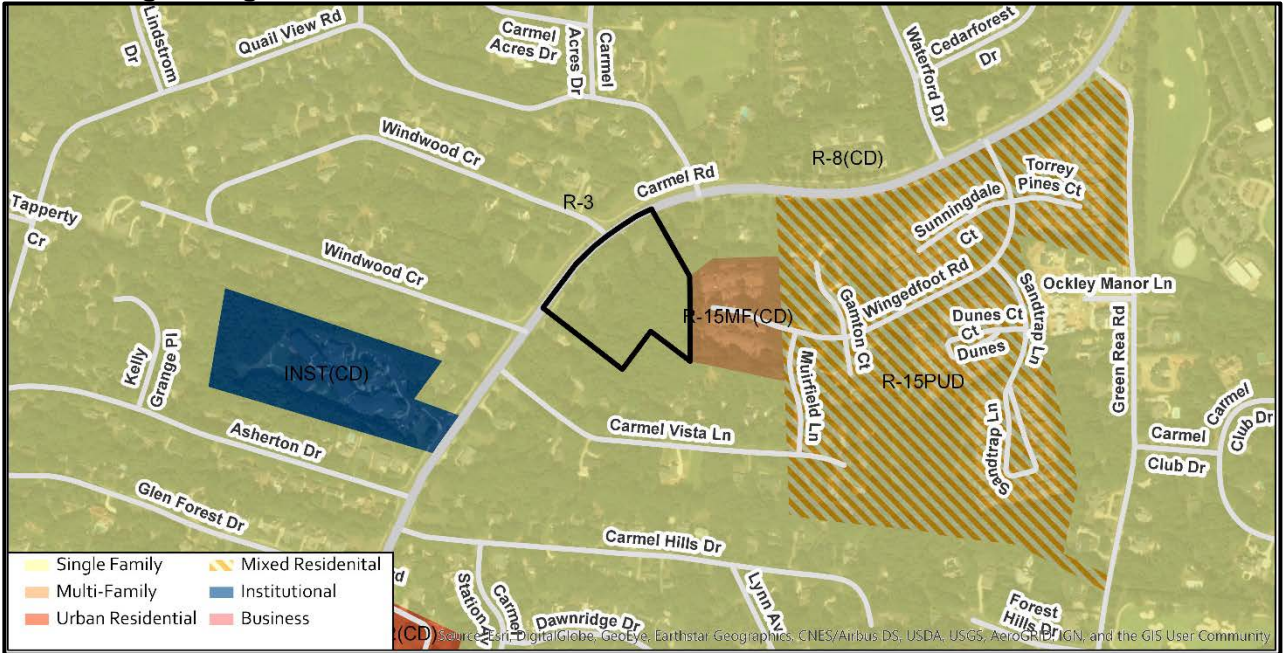
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 24 townhomes and 2 single family detached homes for a density of 5.1 DUA.
- Maximum building height limited to three stories and 40 feet.
- Site plan indicates a 75 foot building setback for the single family detached homes and approximately 55 foot setback for townhomes from Carmel Road.
- Provides a 31-foot class C buffer between area developed with townhomes and adjacent single family use and zoning.
- Site access from Carmel Road and specifies no connection will be made to Wingedfoot Drive. Provides a network of internal, private drives and sidewalks to provide access to the dwelling units. The single family detached dwelling units will be rear loaded from a shared access driveway.
- Notes an allowable possible future connection to the internal private driveway from the adjacent single family parcel north of the site in the event those parcels redevelop.
- Installs a 16-foot planting strip and 6-foot sidewalk along Carmel Road.
- Provides a landscaped plan with commitments for enhanced landscaping and screening fence along Carmel Road. Commits to installing an irrigation system for the enhanced landscaped area.
- Commits to a minimum of 5 visitor parking spaces and specifies that each unit will have a 2 car garage and a minimum 20-foot parking pad.
- Provides architectural standards related to treatment of side/end units facing Carmel Road, number of units in townhome buildings, allowed building materials, raised entrances, pitched roofs, usable porches and stoops and garage doors. Although not requested by Planning, the petitioner specifies the minimum size of each townhome unit, exclusive of garage will be 1,800 square feet and single family detached homes, exclusive of garage will be 3,000 square feet.
- Limits the height of pedestrian scale, freestanding lighting to 15 feet.
- Specifies entry signage, if provided, will be of similar building materials as the buildings and lettering will not be internally illuminated.
- Provides perspective view concept from Carmel Road and cross-section from Carmel Road into site.

• Existing Zoning and Land Use



The surrounding area is predominately developed with single family detached homes. Single family attached, townhome developments exist northwest along Carmel Road and another townhome development is under construction to the south along Carmel Road. There are also institutional uses and a retail use in the area along Carmel Road. (site marked with red star)



The site is developed with 3 single family detached homes.



Abutting property, north of the site along Carmel Road, is developed with two single family detached homes.



East of the site in the Carmel South neighborhood along Wingedfoot Drive is property developed with single family attached, townhomes units.

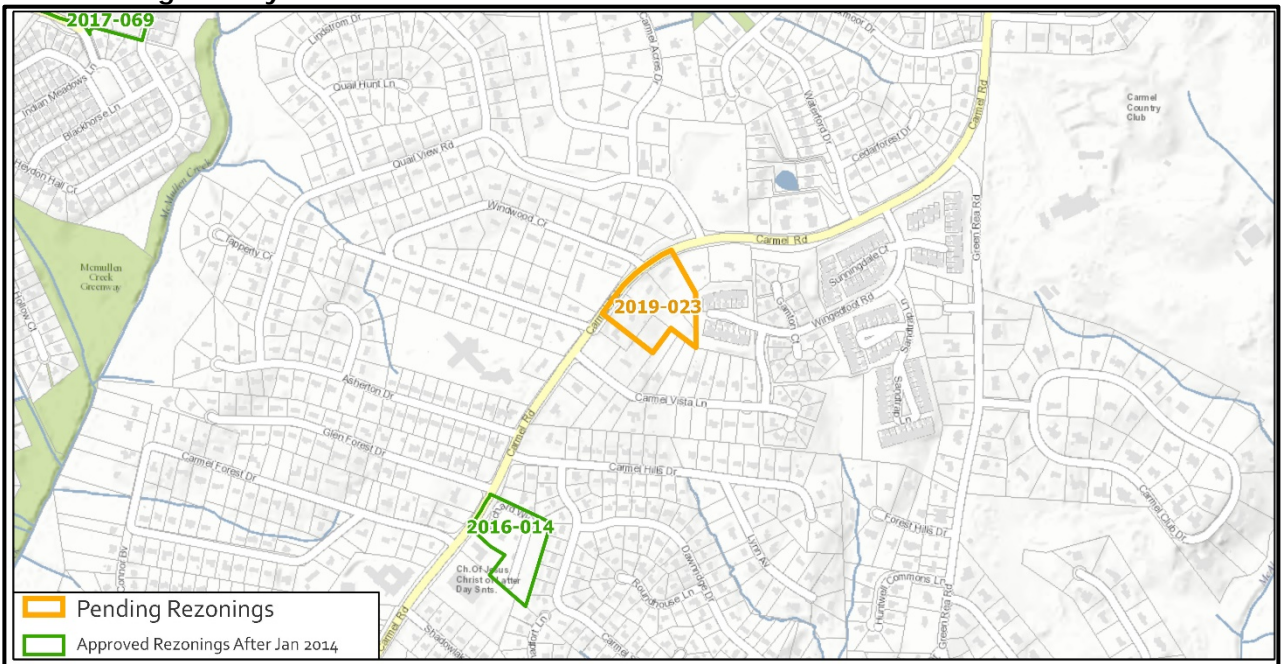


Property south of the site along Carmel Road and Carmel Vista Lane is developed with single family detached homes.



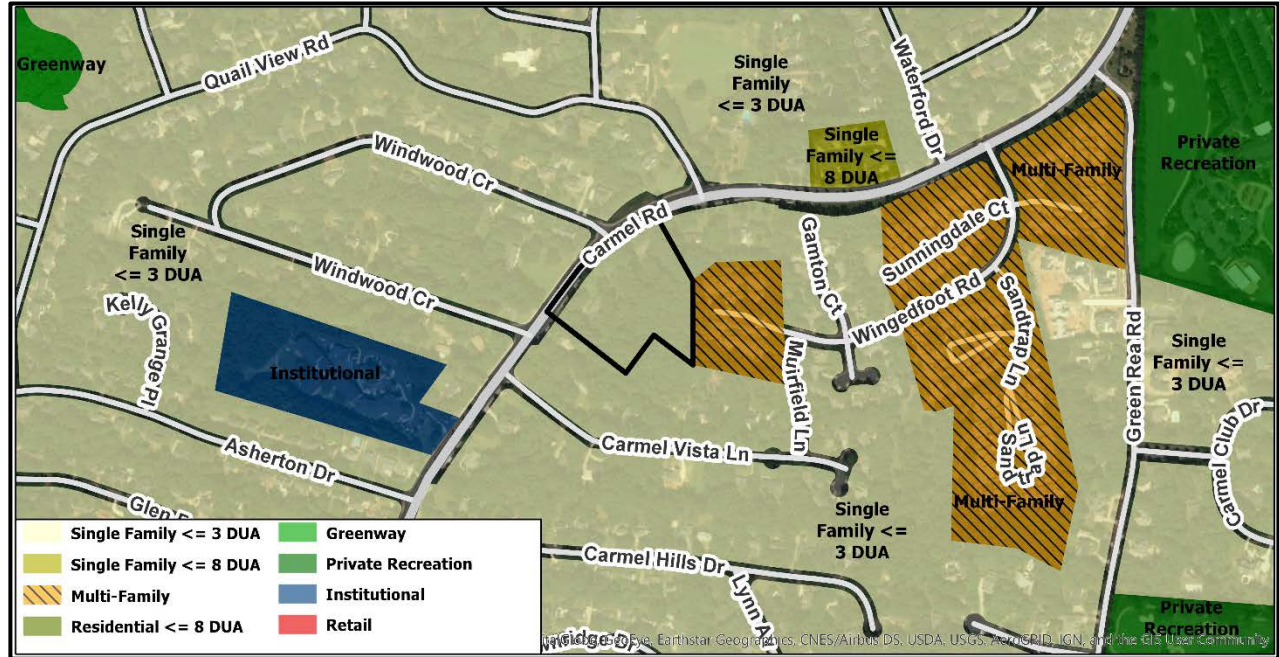
Property west of the site across Carmel Road is developed with single family detached homes.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2016-014 | Rezoned 4.5 acres, south of the site, along Carmel Road to UR-2(CD) to allow 35 townhome units at a density of 7.77 units per acre. | Approved |

• **Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential at up to 3 units per acre for the subject parcels.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition, at 5.07 DUA, does not meet the General Development Policies locational criteria for consideration of density greater than 4 dwellings per acre as illustrated in the table below.

| Assessment Criteria | Density Category – up to 6 dua |
|------------------------------------|--------------------------------|
| Meeting with Staff | Yes – 1 |
| Sewer and Water Availability | Yes – 2 |
| Land Use Accessibility | Low – 1 |
| Connectivity Analysis | Low – 1 |
| Road Network Evaluation | No – 0 |
| Design Guidelines | Yes – 4 |
| Other Opportunities or Constraints | NA |
| Minimum Points Needed: 10 | Total Points: 9 |

• **TRANSPORTATION CONSIDERATIONS**

- The site currently shows one access point from Carmel Road. No additional access is allowed from Carmel Road. The site plan commits to 16-foot planting strip, 6-foot sidewalk, curb and gutter along the property frontage as well as internally throughout the development.
- No outstanding issues.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 30 trips per day (based on 3 single family dwellings).
 Entitlement: 140 trips per day (based on 15 single family dwellings).
 Proposed Zoning: 170 trips per day (based on 24 townhomes and 2 single family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.

- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 9 students, while the development allowed under the proposed zoning will produce 5 students. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) Current utilization as follows:
 - Beverly Woods Elementary at 111%
 - Carmel Middle at 118%
 - South Mecklenburg High at 126%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Carmel Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Carmel Road. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Requested Technical Revisions, Notes 4-5.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Provide a minimum distance between the proposed building 4 and the property line.

Transportation

2. Specify that the dedication of ROW, planting strip and sidewalk shall be completed prior to the first certificate of occupancy for the first new building on the site.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

3. Remove reference to "wall pack" lighting in notes.

Environment

4. Under note "a" of Environmental Features revise *Post Construction Controls Ordinance* to read *Post Construction Stormwater Ordinance*.
5. Add the following note under the ENVIRONMENTAL FEATURES heading: "*For adjoining parcels receiving storm water discharge from the site, the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to and including Carmel Vista Lane. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.*"

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

Planner: John Kinley (704) 336-8311