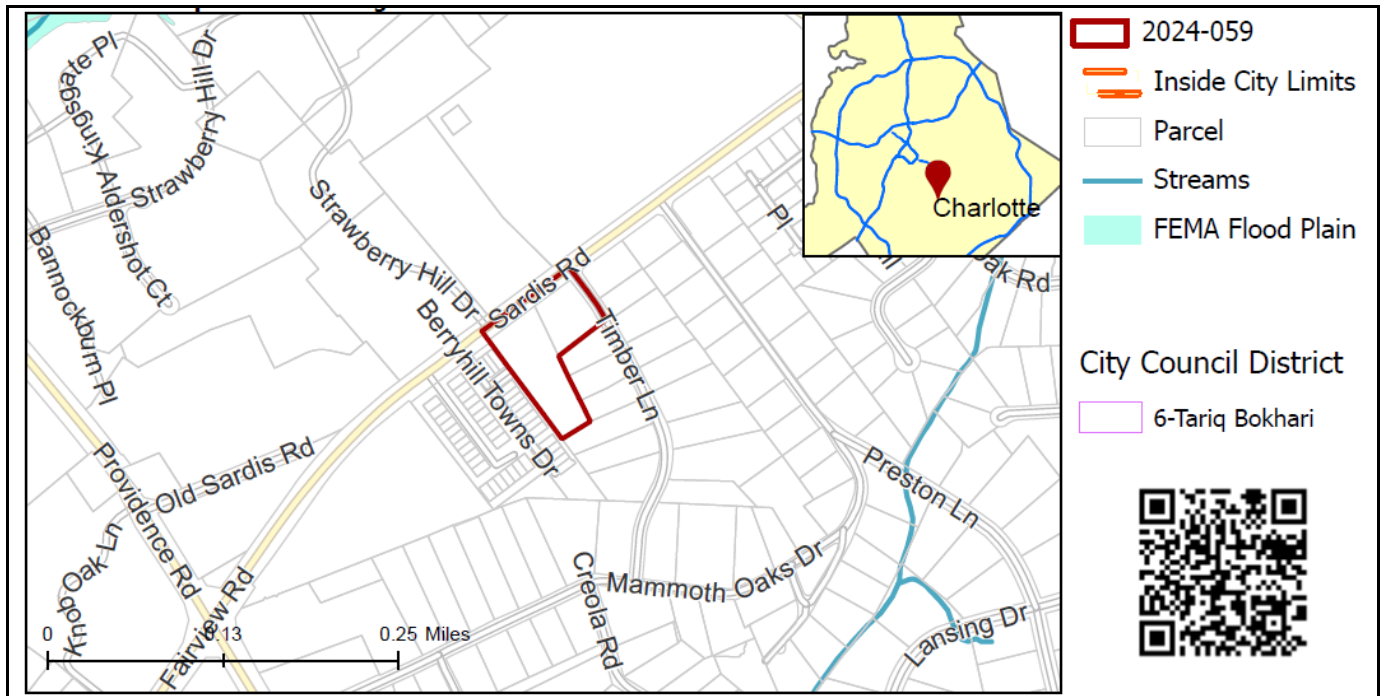


REQUEST

Current Zoning: N1-A (neighborhood 1-A).
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 2.67 acres located at the southeast intersection of Sardis Road and Timber Lane, east of Providence Road.



SUMMARY OF PETITION

The petition proposes the development of up to 31 multi-family attached dwelling units. The site is currently developed with two single-family houses.

PROPERTY OWNER

Veer Homes, LLC

PETITIONER

Veer Homes, LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 29

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition is adjacent to properties zoned N1-A and designated Neighborhood 1 Place Type by the *2040 Policy Map*. Enhanced care should be taken to sensitively transition between a proposed Neighborhood 2 (N-2) development and an established Neighborhood 1 (N-1) development.
- While the site plan imposes height limits for buildings abutting properties designed as N-1 Place Type, they should be reduced to 40' to match adjacent multi-family developments. The proposed solid waste facilities on site should be located as far from adjacent property boundaries and screened to the greatest extent practicable.

- While the site has been revised to increase the number of proposed visitor parking spaces, they should be located in a way that visually separates it from adjacent homes and additional visitor parking should be provided, where practical, on site to limit negative externalities, cause by vehicles, to the adjacent neighborhood.
- Additional open space should be provided to address outstanding issues related to environment. The *Comprehensive Plan's* Equitable Growth Framework (EGF) identifies that the site is within an Access to Amenities Gap, due to lack on nearby parks or open spaces, and additional open space would better address this goal.
- The site is adjacent to Neighborhood 2 Place Type developed as multi-family housing to the west and to the north across Sardis Road. The site is directly abutting a multi-family attached development. The proposed plan would continue the trend in densification along the Sardis Road Corridor. Additionally, this site, combined with the adjacent N-2 Place Types, meets the minimum area requirements for establishing a new N-2 Place Type.
- According to the *Comprehensive Plan's* EGF the site is located within an access to housing gap and the petition's proposed 31 units would add to the housing supply and diversify the housing stock.
- The proposed development fronts on Sardis Road, designated by the *Charlotte Streets Map* as a 4+ Lane Boulevard and considered an Arterial Street by the UDO. The *Comprehensive Plan* calls for N-2 Place Types to be located on arterial streets designed to accommodate alternative modes of transportation. The proposed plan includes a 12-foot multi-use path along the site's frontage with Sardis Road.
- The site is located within a 1/2-mile of an area designated as a Community Activity Center by the *2040 Policy Map*. The proposed site plan proposes a crosswalk spanning Sardis Road that would allow direct access to daily good and services found in the Community Activity Center.
- The site is along the route of the CATS 62X express bus and within a short walk of the 61X express bus and the number 14 and 28 local buses providing service between the Charlotte Transit Center and the Arboretum, Waverly, and Stonecrest shopping centers and the Eastland and SouthPark Community Transportation Centers.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood diversity & Inclusion
 - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

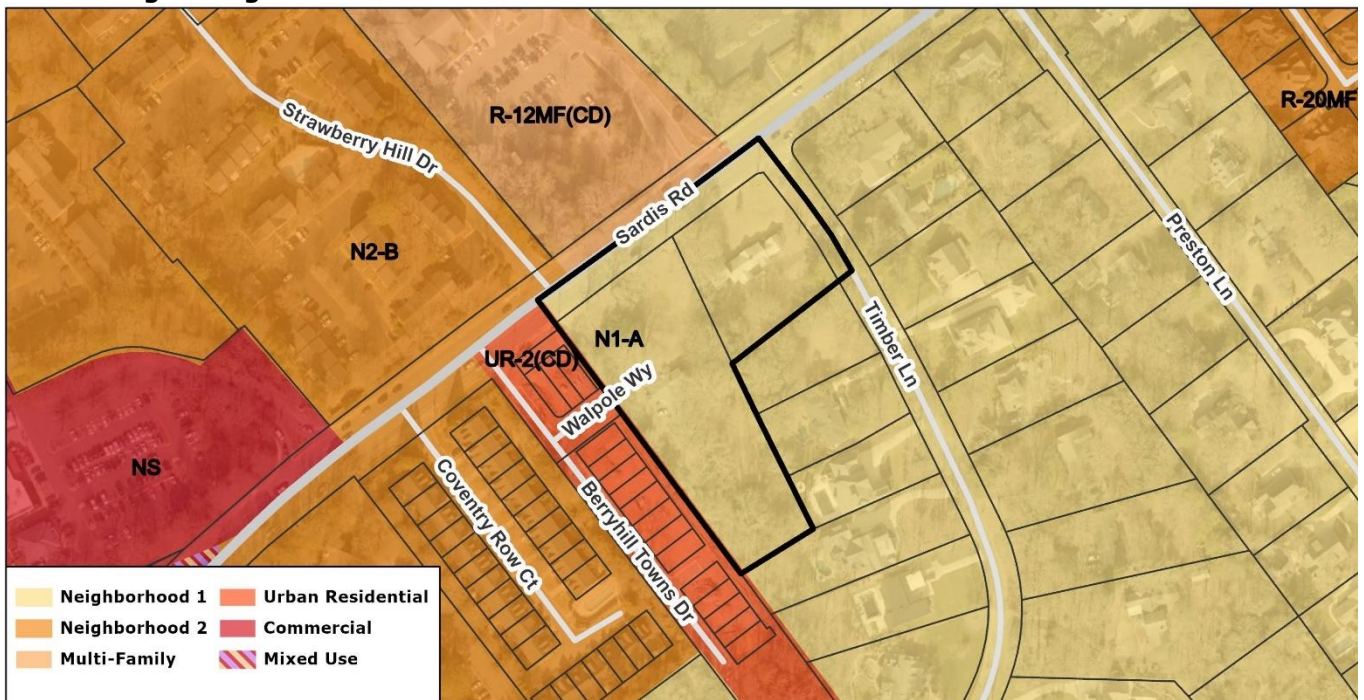
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

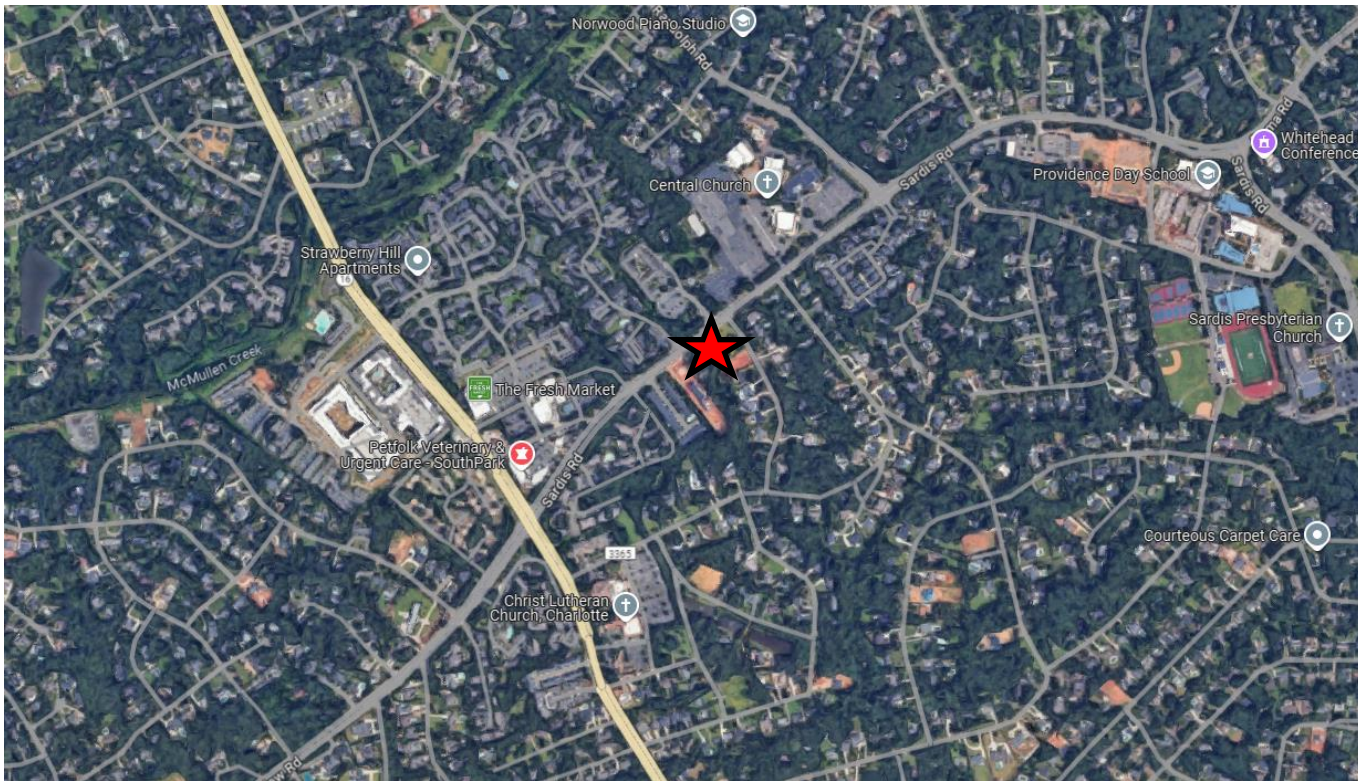
- Permits the development of up to 31 multi-family attached dwelling units.
 - Including duplex, triplex, and quadraplex buildings.
- The following transportation improvements are proposed:
 - Vehicular access to the site will be via a public street extension of Walpole Way, a private right-in/right-out driveway on Sardis Road, and a private right-in entrance on Timber Lane.
 - An ADA compliant crosswalk with a pedestrian refuge island will be constructed across Sardis Road adjacent to the right-in/right-out private driveway into the site from Sardis Road.
 - All right-of-way dedication and transportation improvements will be completed prior to the issuance of the first certificate of occupancy (CO).
- The following landscaping and streetscape improvements are proposed:
 - Construct a 12' multi-use path and 8' planting strip along Sardis Road and an 8' sidewalk and 8' planting strip along Timber Lane.
 - A 10' Class C landscape yard, planted to Class B standards, with a 6' tall fence will be provided along the side and rear property lines adjacent to Neighborhood 1 parcels.
 - Sidewalks will be provided from all residential entrances to the public street.
 - A minimum of 25 trees will be planted along the internal network of private alleys at a maximum spacing of 40'.

- The plan proposes 15 visitor parking spaces. The spaces adjacent to Timber Lane will be screened from the public right-of-way by evergreen shrubs, understory trees and shrubs and/or an opaque fence or wall.
- Solid waste facilities, if provided, will be screened from adjacent properties by an opaque fence or wall and vegetation.
- The following architectural requirements are proposed:
 - Preferred building materials include: brick, natural or synthetic stone, stucco, cementitious siding, and fiber cement.
 - Prohibited materials include: vinyl siding (excluding handrails windows, soffits, doors or door trim) concrete masonry units not architecturally finished.
 - The height of the two buildings at the rear of the site, where abutting single-family dwellings, will be limited to 40' in height. Buildings adjacent to the parcel to the south of the site fronting Timber Lane will be limited to 44' in height. All other buildings shall be a maximum of 4 stories and 48 feet in height.
 - Front façades shall be a minimum of 60% masonry.
 - All residential entrances within 15 feet of the public sidewalk will be raised a minimum of 12 inches above sidewalk grade.
 - Minimum slope to pitch roofs of 4:12, if provided. Porch roofs may be no less than 2:12.
 - Blank wall limitation of 10 feet for building ends facing public streets and 20 feet for other elevations adjacent to public streets.
 - Meter banks will be screen from public view.
 - Fence and wall standards provided.

• **Existing Zoning**



- The site is zoned N1-A (neighborhood 1-A). The property is adjacent to properties zoned N1-A to east and southeast, UR-2(CD) (urban residential, conditional) to the west, and R-12MF(CD) (multi-family) and N2-B (neighborhood 2-B) to the north across Sardis Road.



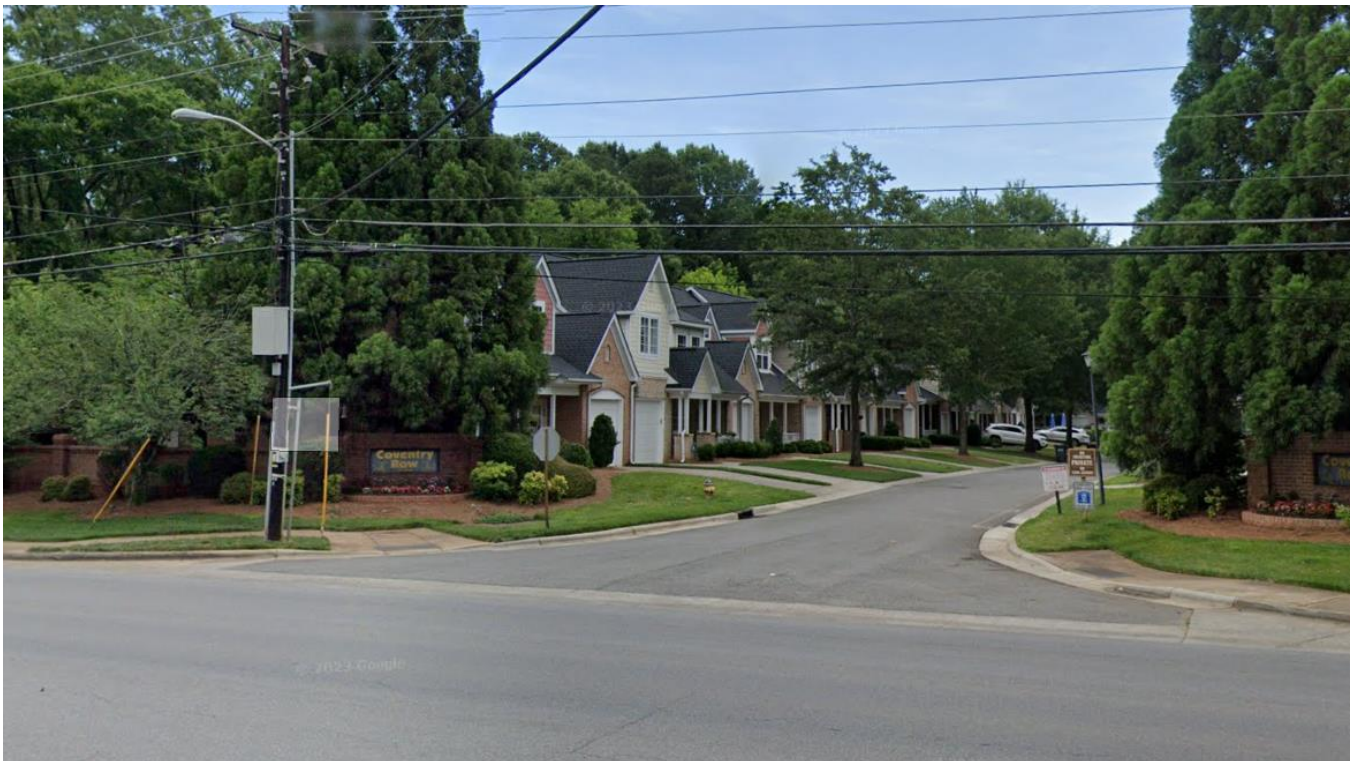
The site (indicated by red star above) is located at the southeast intersection of Sardis Road and Timber Lane, east of Providence Road.



View of the site looking south from the intersection of Sardis Road and Timber Lane. The site is developed with two single-family houses.



View of single-family houses located on Timber Lane southeast of the site.



View of a multi-family attached development located to the west of the site on Sardis Road. Another multi-family attached development is currently under construction abutting the site to the west along Sardis Road.



View of multi-family dwelling that are part of the Strawberry Hill development located to the north of the site across Sardis Road.



View of the retail component of the Strawberry Hill development located at the northeast corner of the intersection of Providence Road and Sardis Road, approximately 1/2-mile northwest of the site.

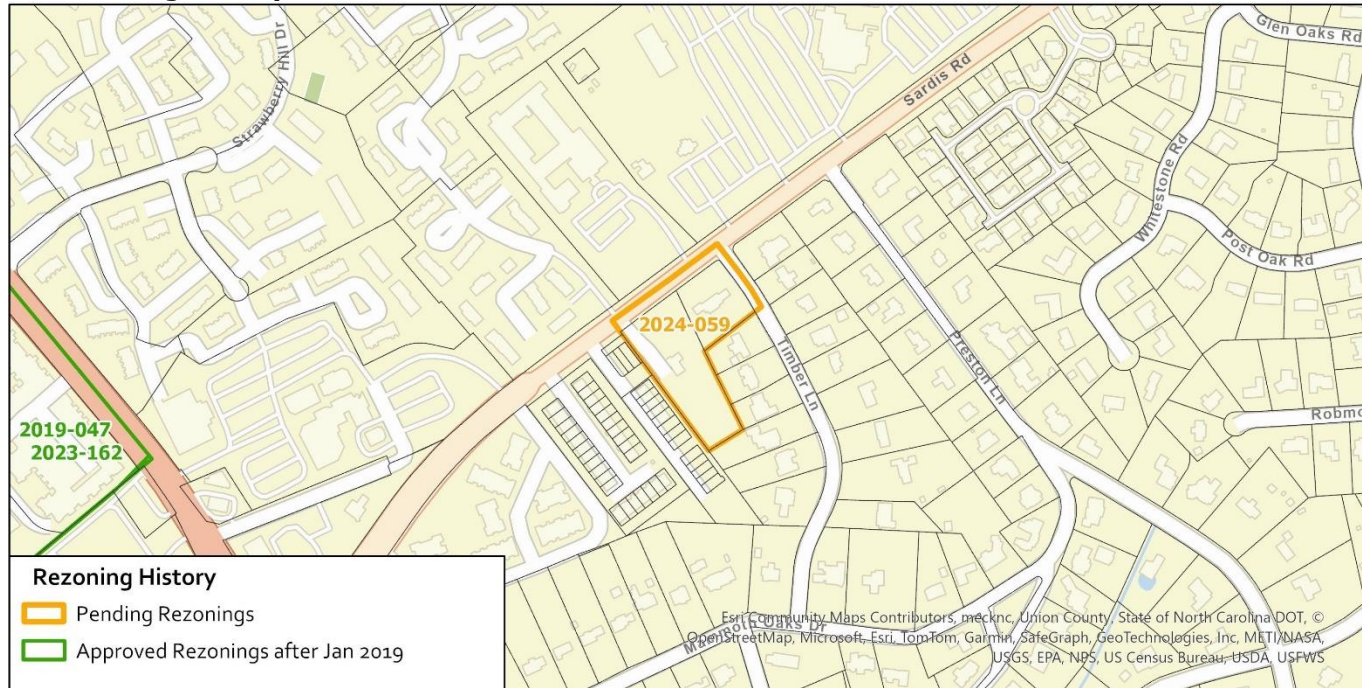


View of an adult care facility located north of the site across Sardis Road.



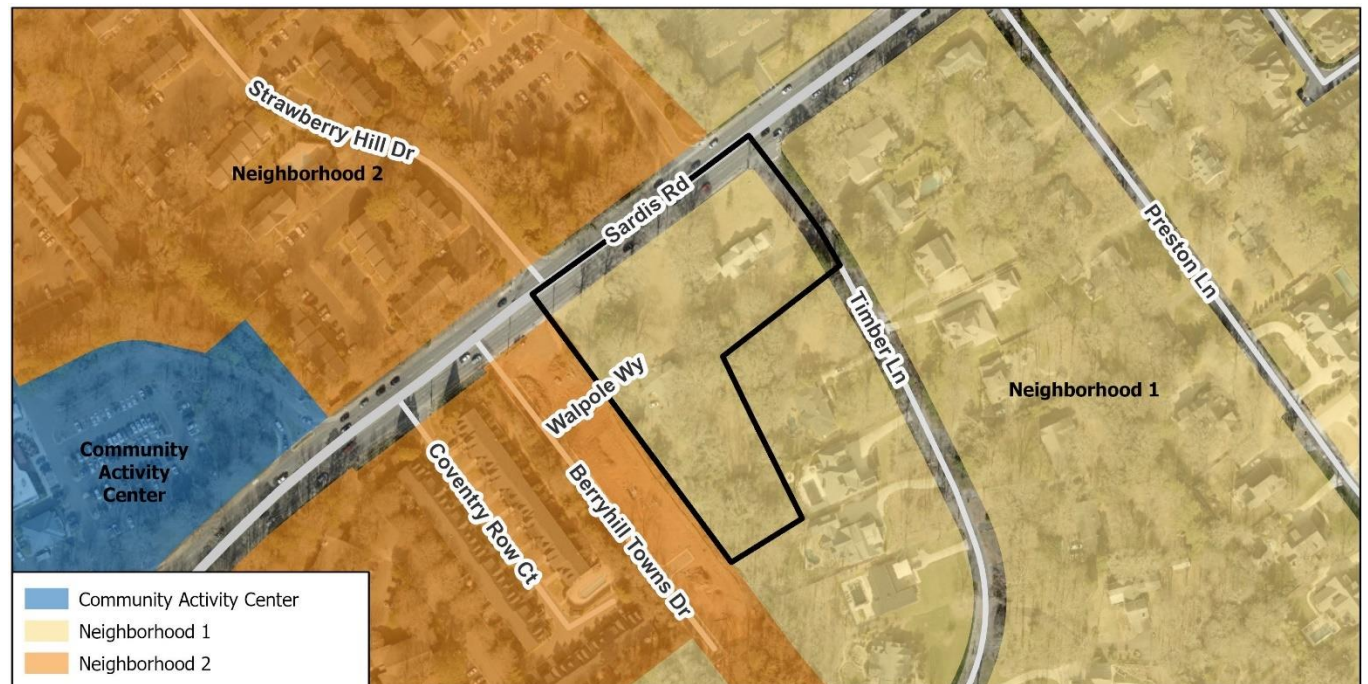
View of a church located northeast of the site at the intersection of Sardis Road and Randolph Road.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-047	36.06 acres located on the west side of Providence Rd between Cloister Dr and Knob Oak Ln and across from Strawberry Hill Dr. From MUDD-O to MUDD-O SPA.	Approved
2023-162	36 acres located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle. From MUDD-O SPA to MUDD-O SPA.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

TRANSPORTATION SUMMARY

- The site is located at the intersection of Sardis Road, a City-maintained major arterial, and Timber Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to dedicating required ROW.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - Outstanding Issues, see notes 1-3.
- **Vehicle Trip Generation:**
 - Current Zoning: N1-A
 - Existing Use: 28 trips per day (based on 2 single-family dwellings).
 - Entitlement: 99 trips per day (based on 8 Single-family dwellings)
 - Proposed Zoning: N2-A(CD) 186 trips per day (based on 31 multi-family dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 8 student.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Landsdowne Avenue Elementary remains 78%
 - McClintock Middle remains at 107%
 - East Mecklenburg High remains at 90%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Sardis Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Timber Ln. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** Outstanding Issues, see notes 4-5.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. CDOT: ~~Timber Lane:~~ The future back of curb is 17.5' from the road centerline. New curb and gutter must be constructed and located at the future back of curb. The new curb and gutter must extend along the entire Timber Lane frontage. **Addressed**
2. CDOT: Revise site plan and conditional note(s) to commit to dedicate 55' right of way from the road centerline. The site plan shall label and dimension the right of way from Sardis Road centerline. **Addressed**
3. CDOT: Revise site plan and conditional note(s) to commit to dedicate 35.5" right of way from the road centerline. The site plan shall label and dimension the right of way from the Timber Lane road centerline. **Addressed**

Environment

4. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments. A tree survey required by this section shall include identification of the following: All City trees eight inches DBH or greater and all planted City trees. All existing heritage trees on the property.
5. Urban Forestry: Development Data table states .40 acres of tree save required, but the plan shows roughly .25 acres. Addressed

Site and Building Design

6. Entitlement Services: Entitlement Services: a height limit or height transition should be provided for all buildings abutting parcels designated as Neighborhood 1 Place Type. The height should be limited to 40'.
7. Entitlement Services: A sidewalk should be added along the right in/right out driveway, connecting the multi-use path along Sardis Road/crosswalk across Sardis Road to the sidewalks in the private alley network. Addressed
8. Entitlement Services: Additional visitor parking should be added where feasible. The visitor parking located adjacent to Timber Lane should be moved to a less visible location or screened to the greatest extent practicable.
9. Entitlement Services: The proposed solid waste facilities area should be moved to a location farther from the property line and screening standards should be outlined in the conditional notes.

OUTSTANDING ISSUES AFTER PUBLIC HEARINGEnvironment

10. Urban Forestry: Actual drip line of heritage trees must be used, not approximations or estimations. Survey of dripline will be needed to use incentive and shown on plans.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGSite and Building Design

11. Entitlement Services: Language of the conditional note General Provision I.1 should be revised to state the proposed use is "multi-family attached." Addressed

REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARING

12. Entitlement Services: General Provisions note V.5 regarding elimination of buffer requirement upon rezoning or redevelopment of adjacent site should be removed.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818