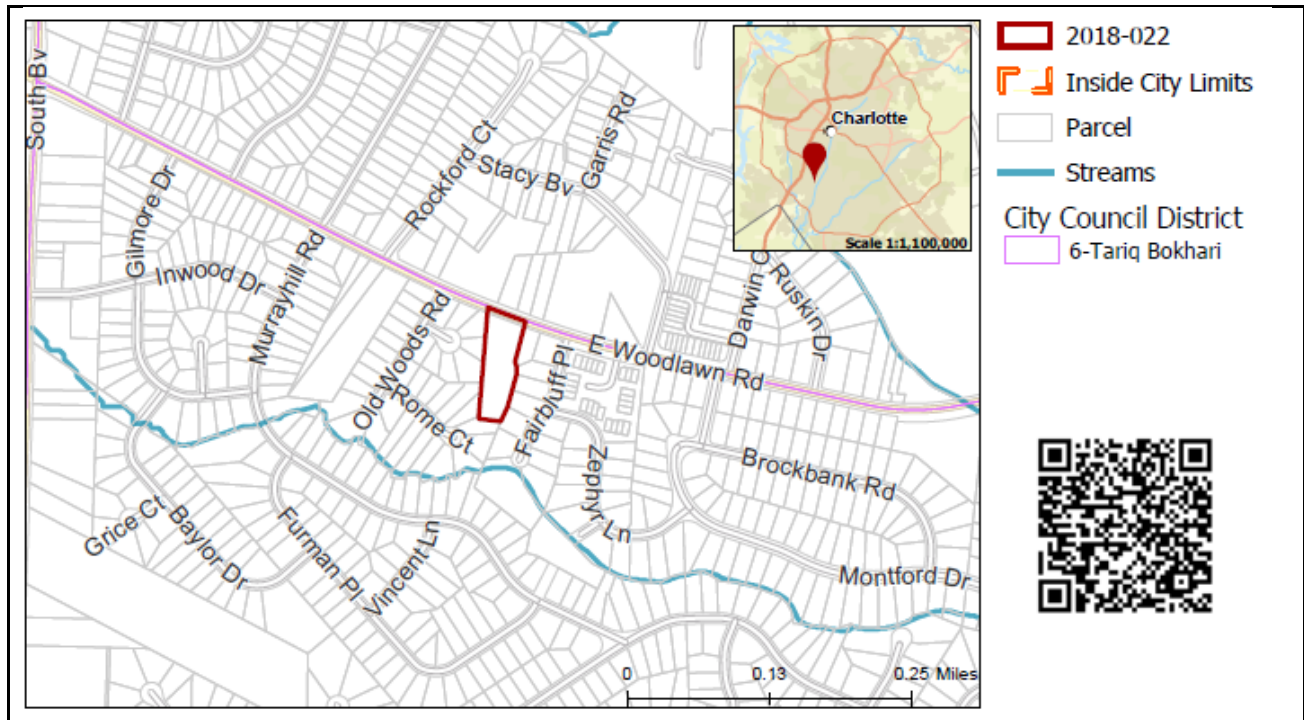


REQUEST

Current Zoning: UR-2(CD) (urban residential, conditional)
 Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

LOCATION

Approximately 1.57 acres located on the south side East Woodlawn Road between Old Woods Road and Fairbluff Place
 (Council District 6 - Bokhari)



SUMMARY OF PETITION

The petition proposes to increase the number of dwelling units and modify the site layout for property in the Madison Park area that was previously rezoned in 2016.

PROPERTY OWNER

Short Development Group, LLC

PETITIONER

Kyle Short

AGENT/REPRESENTATIVE

Brian Smith, Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the land use recommendation of the *Park Woodlawn Area Plan* but inconsistent with the density recommendation of seven units per acres, as amended by the prior rezoning 2016-137.

Rationale for Recommendation

- The development proposes 18 units at a density of 11.46 units per acre.
- The currently approved site plan which amended the area plan allows 11 units at 7.01 units per acre. However, the area plan, when originally adopted, recommended up to 12 units per acre subject to three specific criteria: unit entrances along the public street, limited building height, and larger setbacks.

- The proposal meets all three of the criteria by limiting heights to 40 feet, providing a 25-foot setback from the future back-of-curb along Woodlawn Road and committing to provide individual unit entrances to the end units along the public street.
- The site plan amendment contains commitments designed to ensure that the project is compatible with the surrounding single family neighborhood. The commitments include a ten-foot "Class C" buffer around the perimeter of the property and architectural standards for building materials and garage doors.
- The project also supports future improvements to Woodlawn Road by placing the sidewalk and planting strip in a location to accommodate future widening, as recommended in the *Park Woodlawn Area Plan*.

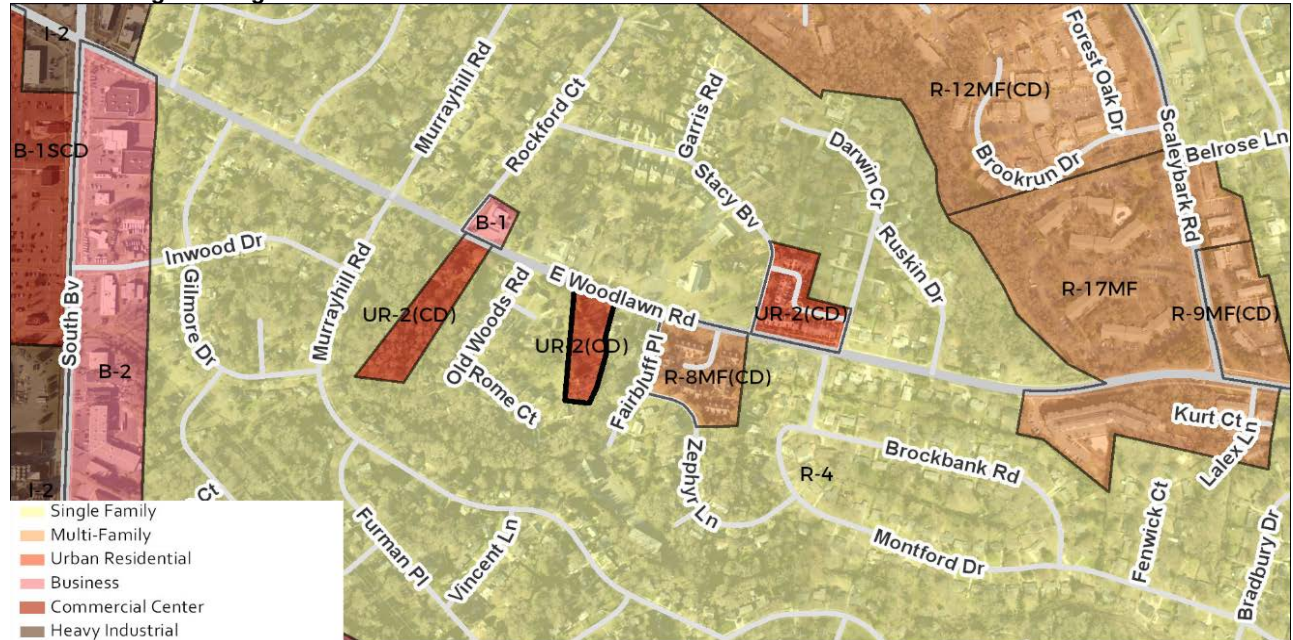
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan amendment contains the following changes:

- Increases the total number of units allowed from 11 to 18, increasing the density from seven units per acre to 11.46 units per acre.
- Changes the layout by removing the proposed detached garages along the eastern side of the driveway and proposes dwelling units in their place.
- Adds a common amenity location of at least 400 square feet in size that may include playground, pocket park, dog park, and/or picnic area.
- Provides a six-foot sidewalk on both sides of the shared driveway. Also provides a six-foot sidewalk along Woodlawn Road set in the future location according to the area plan to accommodate future road widening.
- Removes the proposed building elevations as well as the provision for sloped roofs.
- Limits building height to three stories, not to exceed 40 feet.
- Maintains the architectural design commitments related to building materials and raised residential entrances.
- Replaces commitment for architectural embellishments such as windows, bays, exterior wall off sets, projections and chimneys for end/corner units facing the public street with a commitment that all end units that face the public street will include an individual entrance front door, oriented to the street and shall include architectural features such as awnings, wrapping porch or stoop with walkways to the unit.
- Maintains the ten-foot "Class C" buffer along the western, southern and eastern property lines abutting single family residential provided with the previously approved site plan, specifies that any evergreen trees and shrubs to be selected shall attain a minimum of eight feet in height at the time of maturity.
- Specifies that private collection may use roll-out containers and if private collection is not utilized then the site shall be serviced by dumpster location shown on plan.

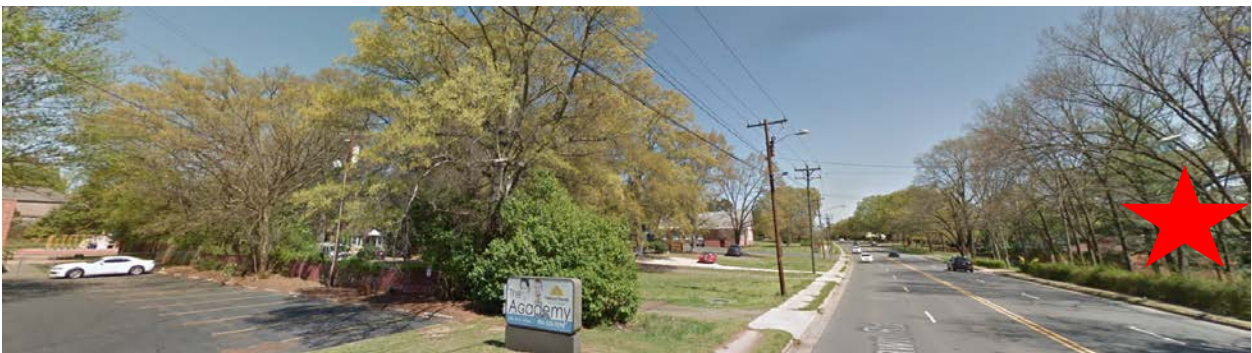
- Existing Zoning and Land Use



- The subject property is zoned UR-2(CD) (urban residential, conditional), and is vacant.



The subject property is a vacant, large, wooded-tract.



To the north of the property, across Woodlawn Road is a day care, several single family homes and Grace United Methodist Church. (The subject property is represented by the red star.)



The west and south are single family homes.



East of the property are single family homes in the Madison Park neighborhood.



Further east of the subject property along Woodlawn Road the properties are developed with single family residential and attached single family (shown).

• Rezoning History in Area

 Pending Rezoning

 Approved Rezoning After Jan 2013



Petition Number	Summary of Petition	Status
2016-137	Prior rezoning for subject site, for up to 11 townhome units with detached garages and a density of seven units per acre.	Approved
2014-029	First rezoning of the subject site, for up to 12 multi-family dwelling units and two single family detached units and a density of up to 8.89 units per acre.	Approved

• Public Plans and Policies



- The *Park Woodlawn Area Plan* (2013) as amended by the prior rezoning, Petition 2016-137, calls for residential use at a density of seven dwellings per acre. Originally, prior to the rezonings, the *Plan* called for residential use up to 12 dwellings per acre for large parcels, subject to certain context, scale and design guidelines.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major thoroughfare. The site commits to a six-foot sidewalk and a large planting strip from the existing back of curb to reserve area for a future bike lane.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant parcel).
Entitlement: 90 trips per day (based on 11 dwellings per petition 2016-137).
Proposed Zoning: 140 trips per day (based on 18 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 Fire Department:** No on-street parking if unable to maintain 20 feet unobstructed access at all times for Charlotte Fire Department.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students, while the development allowed under the proposed zoning will produce three students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is one student.
 - The proposed development is not projected to increase the school utilization over current conditions (without mobile classroom units) at the following schools:
 - Pinewood Elementary at 97%
 - Sedgefield Middle from 93%
 - Harding University High from 135%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Woodlawn Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Capacity Assurance application has been received and is currently under review. Correspondence will be maintained with the applicant.
- **Engineering and Property Management:**
 - **Arborist:** Tree Ordinance required perimeter trees are required to be planted to meet NCDOT planting guidelines along East Woodlawn Road. As per the NCDOT tree planting guidelines, the center of a large maturing trees are required to be planted 10 feet from the edge of travel lane where there is curb and gutter on a 35 MPH street, this 10-foot requirement may include bike lanes. ~~The site as shown does not comply with the required width of the planting strip per the tree ordinance (minimum width is 8 feet). See outstanding issue Note 3.~~
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **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. ~~Amend Architectural Standard note D5 to say "All corner/end units that face a public street will include an individual entrance front door, oriented to the street and shall include architectural features such as awnings, wrapping porch or stoop with walkways to the unit."~~ Addressed
2. ~~Add a note to Amenity Area note H that commits to a minimum area of at least 400 square feet for the common amenity space.~~ Addressed

Environment

3. ~~Amend the planting strip dimension to show a minimum eight foot planting strip from the proposed back of curb. As currently shown the planting strip is only six feet which does not meet Ordinance requirements.~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map

- Community Meeting Report
- Pre-hearing staff analysis
- Post hearing staff analysis
- Zoning Committee Recommendation
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311