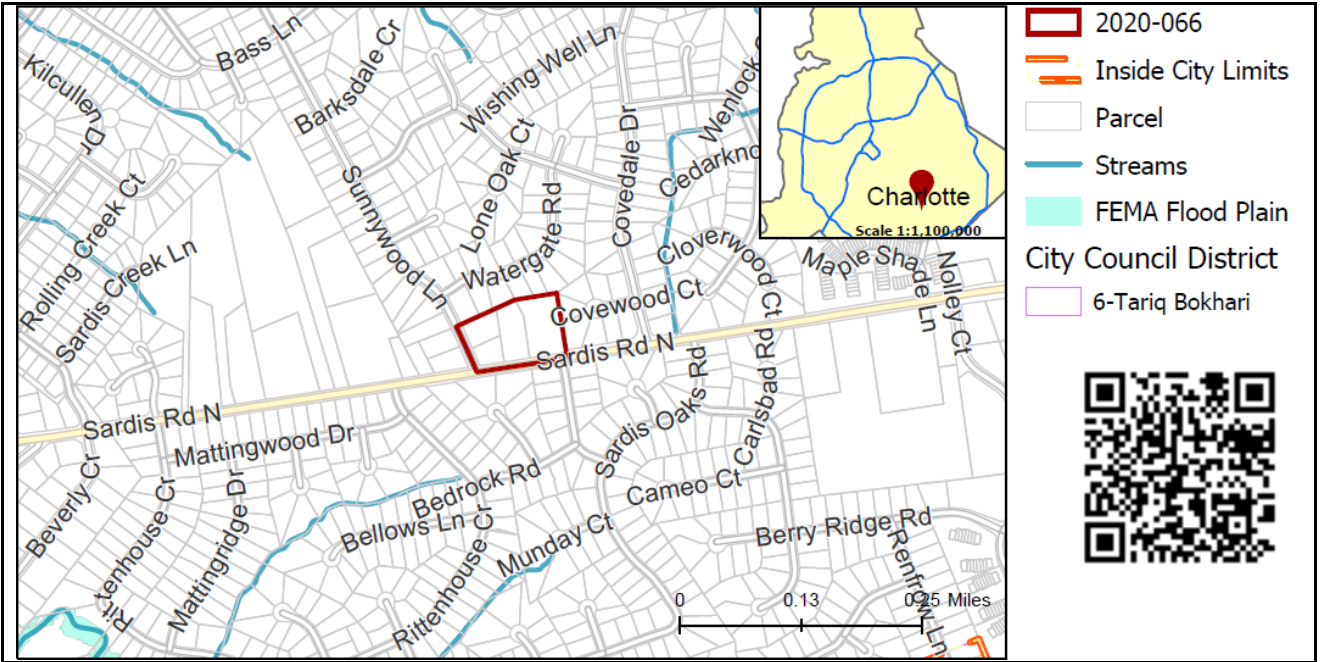


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION

Approximately 3.62 acres located along the north side of Sardis Road, east of Sunnywood Lane, and south of Watergate Road.



SUMMARY OF PETITION

The petition proposes the development of 4 vacant parcels in south Charlotte allowing up to 18 single family detached homes, up to 4.97 dwelling units per acre, served by an internal private alley.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Yoruk Atilla, Ayfer Ozen, Yoruk Development Company, Inc.
Yoruk Development Company Inc.
Dujuana Keys & Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 36.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *South District Plan (1993)* recommendation for single family residential development use, but **inconsistent** with the plan density of 3 units per acre. However, the increased density is supported by the *General Development Policies* which support up to 8 units per acre for this site.

Rationale for Recommendation

- The proposal is for single family detached homes, the same use developed in the surrounding area.
- The petition limits the density to a maximum of 4.97 units per acre.
- The site plan limits building height and provides architectural commitments compatible with the existing single family development.

- The site plan provides screening and tree save areas around the site and larger setbacks that are similar to traditional single family zoning.
- The proposal develops vacant land rather than redeveloping existing single family homes.
- The site design and layout limits the number of driveways curb cuts connecting to Sunnywood Lane and Sardis Road North thus limiting potential vehicular and pedestrian conflict points.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family at 3 DUA to residential at 5 DUA for the site.

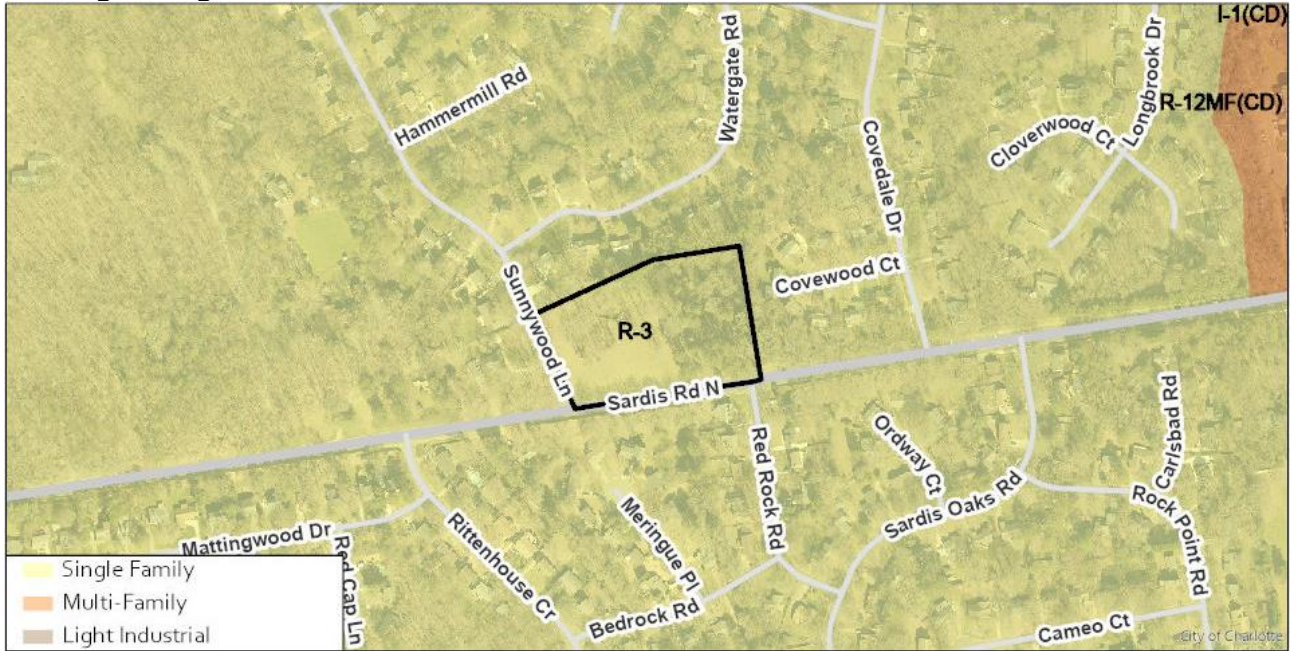
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 18 single family detached homes on individual lots (an overall density of 4.97 units per acre)
- Maximum building height of 2.5 stories not to exceed 40 feet.
- Specifies each unit will have a 2-car garage and the site will have a minimum of 18 visitor parking spaces.
- Vehicular access to each unit via an internal shared alley. The alley is accessed from a driveway connecting to Sunnywood Lane and a driveway connecting to Sardis Road North.
- Depicts 4 units fronting Sunnywood Lane while the remaining units front an area of internal common open space containing a minimum of 20,000 square feet improved with landscaping sidewalks, lighting and seating areas.
- Provides a 30 foot setback along Sunnywood Lane and 28 foot setback along Sardis Road North.
- Improves streetscape along site frontage of both Sunnywood Lane and Sardis Road North with 8 foot planting strip and 6 foot sidewalk.
- Petition installs a pedestrian refuge island across Sardis Road North, east of Sunnywood Lane and commits to contributing \$25,000 to CDOT for the construction of a pedestrian hybrid beacon at the proposed pedestrian refuge island.
- Restripes existing two-way center turn lane on Sardis Road North to create a left-turn lane in the site's Sardis Road North driveway.
- Provides landscape screening and tree save area around the site adjacent to existing single family homes.
- Specifies architectural standards related to allowed façade materials, blank walls, raised entrances, prominent pedestrian entrances, usable porches and stoops and pitched roofs.
- Specifies fences or walls used for screening shall be constructed of wood, brick, stone, metal or other materials specifically designed as fencing materials.

- **Existing Zoning and Land Use**



The surrounding area is developed with primarily single family residential homes in R-3 zoning. There are multi-family and commercial uses east of the site along Monroe Road.



The site, marked by red star and shown below, is currently vacant.



There are single family homes to the south across Sardis Road North that front on Red Rock Road and Meringue Place



There are two single family homes west of the site across Sunnywood Lane.



There are single family homes north of the site fronting Watergate Road.



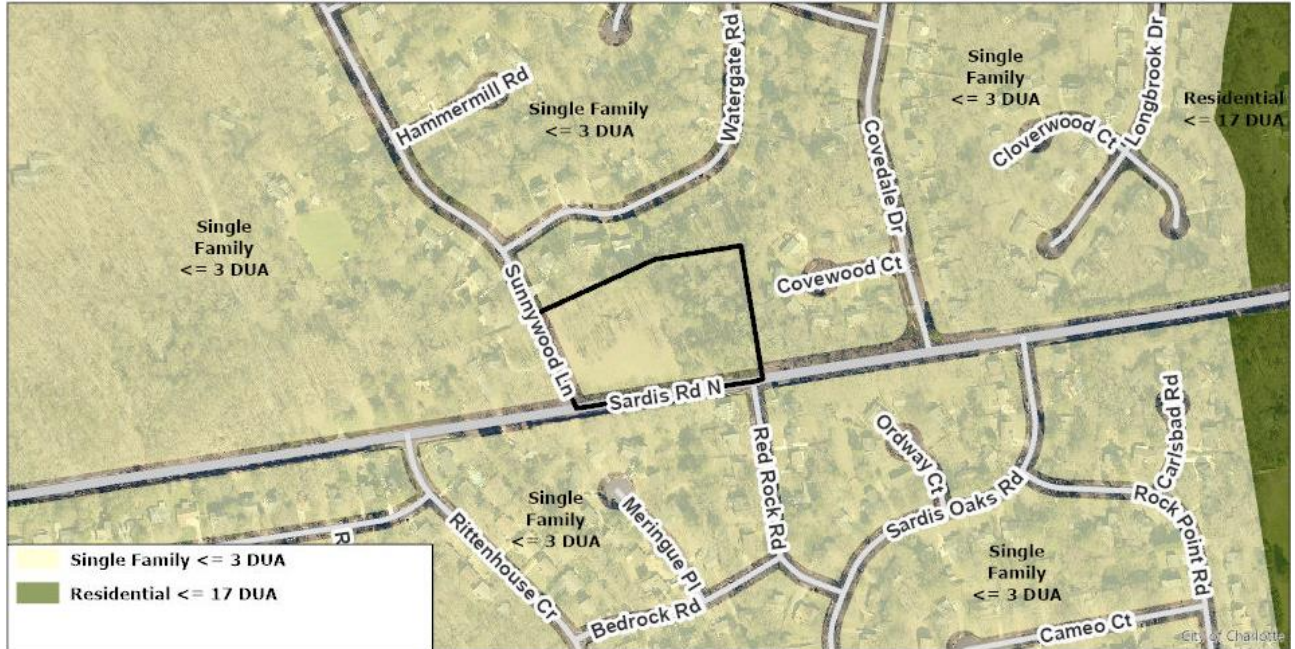
East of the site are single family homes, well screened from Sardis Road North that front Covewood Court

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-036	2.98 acres northeast of the site on Monroe Rd to I-1(CD) to allow a grocery store use.	Approved
2017-154	3.69 acres southeast of the site on Nolley Court to MUDD-O to allow multi-family residential use for seniors.	Approved

• **Public Plans and Policies**



- The *South District Plan* recommends single family residential development at 3 units per acre.
- The *General Development Policies (GDP)* provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 8 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	2
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 11

• **TRANSPORTATION SUMMARY**

- The site is located on the northeast corner of Sardis Rd. North (a minor thoroughfare) and Sunnywood Ln. (a collector street for the first 2 blocks north of Sardis Rd. North). Sunnywood Ln. provides direct access to the McAlpine Creek Greenway within ½ mile. The petitioner has committed to construct a left-turn lane on Sardis Rd. North to the proposed access point. The petitioner has committed to construct a pedestrian refuge island in the existing gore of Sardis Rd. North just east of Sunnywood Ln. and an accessible ramp on the south side of the Sardis Rd. North.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - See Outstanding Issues, Note 4. **ADDRESSED**
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant parcels).
 - Entitlement: 100 trips per day (based on 10 single family dwellings in R-3).
 - Proposed Zoning: 180 trips per day (based on 18 single family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No outstanding issues.

- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 6 students, while the development allowed under the proposed zoning may produce 10 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 4 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Greenway Park Elementary at 110%%
 - McClintock Middle at 130%
 - East Mecklenburg High from 101%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Sardis Road North. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the eastern part of the parcel. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** ~~See Outstanding Issues and Technical Revisions, Notes 5 and 9.~~ **No outstanding issues.**
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Amend the first and second sheets to show and label the setback along Sardis Road North. They should match and commit to the provided setback that is depicted which appears to be roughly 28 feet from the future BOC.~~ **ADDRESSED**
2. ~~Amend the lot dimensions table on sheet 2. Setback should be measured from the future BOC. The setbacks depicted are greater than the minimum 14ft. The table should show 30' from future back of curb for Sunnywood Lane and minimum of 28' from future back of curb along Sardis Road North.~~ **ADDRESSED**
3. ~~Amend the second sentence of note 4a. to say "Along Sardis Road North a building setback with a minimum of 28 feet was measured from the future back of curb will be provided"~~ **ADDRESSED**

Transportation

4. ~~Revise the site plan and conditional note 3.e to state that the Petitioner agrees to pay in lieu or to install a pedestrian hybrid beacon (PHB) at the pedestrian crossing described in comment 4 of the CDOT memo from 6/26/20. Traffic volumes and speeds on this part of Sardis Rd. North are high enough that a pedestrian refuge island alone is insufficient.~~ **Rescinded. The pedestrian refuge island crossing across Sardis Rd North is required to be part of the design and construction.**

Environment

5. ~~Ensure that there is at least 10 feet of no-build zone along Tree Save areas.~~ **ADDRESSED**

REQUESTED TECHNICAL REVISIONS

Site and Building Design

6. ~~On sheet 1 amend the label for the building line along Sunnywood Lane to change "existing" to "proposed"~~ **ADDRESSED**
7. ~~Amend the lot dimensions table on sheet 2. Setback should be measured from the future BOC. The setbacks depicted are greater than the minimum 14ft. The table should show 30' from future back of curb for Sunnywood Lane and minimum of 28' from future back of curb along Sardis Road North.~~ **ADDRESSED**

~~Correct the typographical error in note 3.g changing "re-strip" to "re-stripe"~~ **ADDRESSED**

Environment

8. ~~Remove the words "or a tree save area" from note 4.b. because preserved tree save area must have a minimum width of 30 feet. You may add another sentence to say that as generally depicted a tree save area may be provided.~~ **ADDRESSED**
9. ~~Amend the site plan to clarify compliance with Fire Marshal's office comments including the following:~~

- ~~Amend the alley cross-sectional detail to either not show roof overhangs within the 20' zone or if roof overhangs exist that they will be a minimum of 14 feet in height.~~
 - ~~Add a note that pavement, curb and sidewalk will all be an all-weather surface, designed to support a minimum of 80,000 lbs.~~
 - ~~Add a note that no obstructions including lawns will be located within the 20' clear zone.~~
 - Ensure all turn radii shall be 30' inside and 42' outside. All items addressed
-

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

Planner: John Kinley (704) 336-8311