

REQUEST	Current Zoning: R-4 (single family residential) and UR-3(CD) (urban residential, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 2.9 acres located on the south side of Drexel Place and north side of Woodlawn Road near the intersection of Park Road and Drexel Place and Woodlawn Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of four single family homes and an existing multi-family development to allow up to 265 multi-family dwelling units at 91.37 units per acre in the Madison Park neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	1351 Woodlawn (Melrose), LLC 1351 Woodlawn (Melrose), LLC Jeff Brown & Keith MacVean/ Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 29
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be inconsistent with the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends residential for the portion of the site along Woodlawn Road and single-family residential at R-4 for the lots along Drexel Place. • However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The development will provide a transition to the single family homes across Drexel Place; and • At grade entrances along Drexel Place will enhance the pedestrian environment along the site frontage; and • New rental product will replace the old existing stock; <p>By a 5-0 vote of the Zoning Committee (motion by Wiggins seconded by Labovitz).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The building height along Drexel Place has been lowered to 40 feet. 2. A note has been added that the petitioner agrees to install a pedestrian refuge island. 3. Note 5G under Streetscape, Landscaping and Open space has been removed. 4. Increased the building façade setback along Drexel Place to 46 feet. 5. Limited to only eight townhomes units allowed along Drexel Place. 6. Indicated a five-story building will be allowed along the Woodlawn Road frontage.
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VOTE	<p>Motion/Second: Eschert / Majeed Yeas: Eschert, Labovitz, Majeed, Sullivan, and Wiggins Nays: None Absent: Dodson Recused: Lathrop</p>
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ZONING COMMITTEE Staff noted that this petition is inconsistent with the *Park Woodlawn*

DISCUSSION

Area Plan and that the proposal had several outstanding issues that had not been addressed. Staff noted the mass and scale was still inconsistent with the single family homes across Drexel Place and elevations had not been provided for the portion of the building along Woodlawn Road.

Several Commissioners noted that the development was a nice transition to the single family homes and felt it was reasonable to recommend approval. Another Commissioner asked about the multi-family residential adjacent to the site. Staff responded that the development at one time was managed by the Charlotte Housing Partnership or Charlotte Housing Authority. There was no further discussion of this petition.

STAFF OPINION

Staff disagrees with the recommendation of the Zoning Committee as the scale, mass and encroachment into the single-family area is inconsistent with the adopted area plan.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 265 multi-family dwelling units at a maximum density of 91.37 dwelling units per acre.
- 25-foot setback from the back of curb along Drexel Place.
- 46 building façade setback along Drexel Place.
- No more than eight units facing Drexel Place.
- Maximum height of 40 feet and three stories along Drexel Place.
- Design standards for the building frontage along Drexel Place. The frontage will include a plaza area, a pitched roof, and townhouse style design along the ground level.
- Eight-foot planting strip along Woodlawn Road and Drexel Place.
- 24-foot setback from the back of curb along Woodlawn Road.
- Building elevations along Drexel Place with proposed materials to be stucco, hardi-plank, brick veneer, and metal accents. Vinyl as a building material is prohibited, and EIFS as a material along Drexel Place is also prohibited.
- Pedestrian refuge island along Woodlawn Road within the left turn lane but exact location will be determined during permitting with NCDOT and CDOT.
- Requests the following optional provision:
 - A five-foot tall, 30-square foot identification sign along Woodlawn Road.

- **Public Plans and Policies**

- The *Park Woodlawn Area Plan* (2013) recommends residential land uses up to four dwelling units per acre for the parcels zoned R-4 (single family residential), with the intent of preserving the character of the existing single family neighborhood.
- The *Park Woodlawn Area Plan* (2013) recommends residential land uses up to or greater than 22 dwelling units per acre for the parcel fronting along Woodlawn Road.
- The petition supports the *General Development Policies-Environment* by redeveloping an infill site, thereby minimizing further environmental impacts while accommodating growth.

- **TRANSPORTATION CONSIDERATIONS**

- A portion of this site is located within a Mixed Use Activity Center as identified in the *Centers, Corridors and Wedges Growth Framework*. Generally, CDOT supports greater density in Mixed Use Activity Centers since the mixture of uses yields shorter vehicle trip lengths that are less impactful than accommodating the same uses spread over greater distances. Further, if the design of the development sites can be done with safe, comfortable, and convenient facilities for pedestrians and cyclists, the rate of automobile usage per square foot of development can be reduced.
- This petition will implement improvements along Woodlawn Road that will include a left-turn lane for the development access, extending the left-turn lane storage for the left-turn lanes from Woodlawn onto northbound Park Road. These improvements are being done in coordination with other planned improvements associated with other rezoning petitions in the area.

- **Vehicle Trip Generation:**
Current Zoning: 400 trips per day (existing single family and multi-family units).
Proposed Zoning: 1,850 trips per day.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 29 students, while the development allowed under the proposed zoning will produce 25 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Selwyn Elementary (189%), Alexander Graham Middle (115%), Myers Park (115%).
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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OUTSTANDING ISSUESLand Use

1. Remove the lots along Drexel Place from the petition. The mass and scale is inconsistent with the existing single-family neighborhood along and across Drexel Place. Staff could support this petition if the lots along Drexel Place are removed.

Site and Building Design

2. Provide building elevations along Woodlawn Avenue.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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