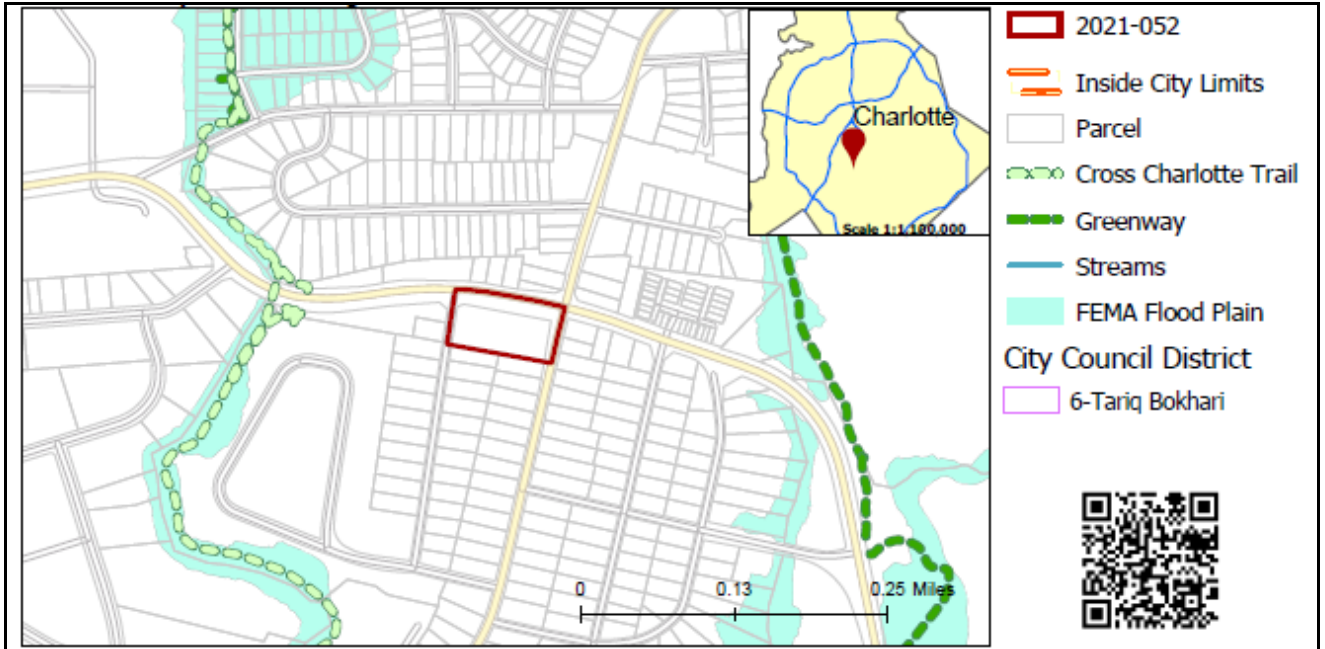


REQUEST

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

LOCATION

Approximately 1.74 acres located on the south side of the intersection of Selwyn Avenue and E. Woodlawn Road, east of Park Road.



SUMMARY OF PETITION

The petition proposes redevelopment of the existing institutional use with a residential development containing up to 38 single family attached townhomes east of the Park Road Shopping Center.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Woodlawn Community Fellowship
Woodlawn Community Fellowship
Collin Brown & Brittany Lins/ Alexander Ricks

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 22.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *South District Plan* recommendation for single family residential use up to 3 dwelling units per acre. However, the petition is **consistent** with *General Development Policies* which support the requested density over 17 units per acre.

Rationale for Recommendation

- Clarifications and additional site design changes are needed to ensure the project is a good fit for the site and compatible with neighboring single family homes including:
 - Providing a minimum 10 ft wide landscaped buffer along the southern property line,
 - Limiting the height of the southern most units, nearest to single family homes, to 40 feet,

- Providing buffer and height plane cross-sections on the rezoning plan,
- Providing at least 8 internal visitor parking places.
- Verifying with Solid Waste that proposed location will work for trucks and provide a detail for the potential dumpster, locations,
- Amending Architectural standards that corner/end units that face a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit OR add a note to provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- The petition proposes up to 38 single family attached dwellings for a density of 21.83 units per acre.
- The proposed product type is consistent with existing development in the subject area.
- There are other multi-family residential and urban residential zoning and uses nearby along Woodlawn Road.
- The increased density supports existing shopping center approximately 1,500 feet to the west of the site.
- The site is in a location ideal for pedestrian activity with the Cross Charlotte Trail/Little Sugar Creek Greenway 820 feet to the west and Briar Creek Greenway 1400 feet to the east.
- The site is located at the intersection of two major thoroughfares and not ideal for single family residential.
- Works to preserve character of existing streetscape by committing to protect and preserve existing trees along Woodlawn Road and Selwyn Avenue by utilizing best practices including bridging sidewalks where necessary.
-

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential less than or equal to 3 units per acre to residential use less than or equal to 22 units per acre for the site.

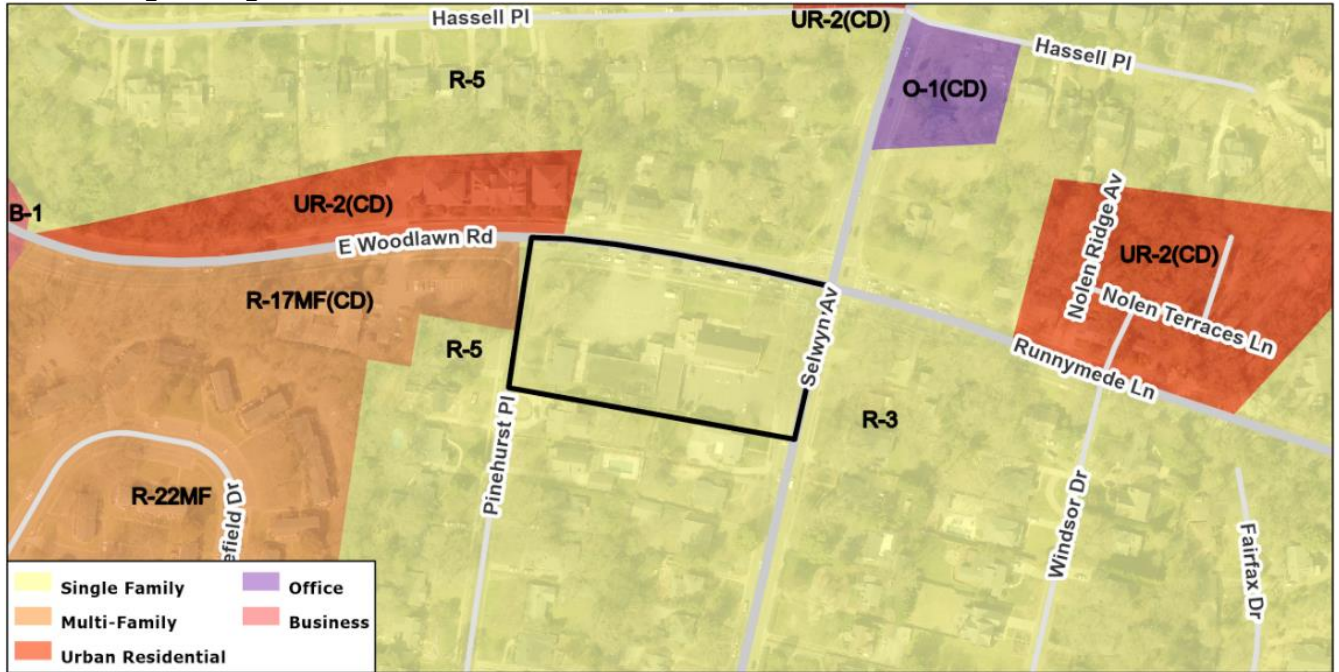
PLANNING STAFF REVIEW

- **Proposed Request Details**

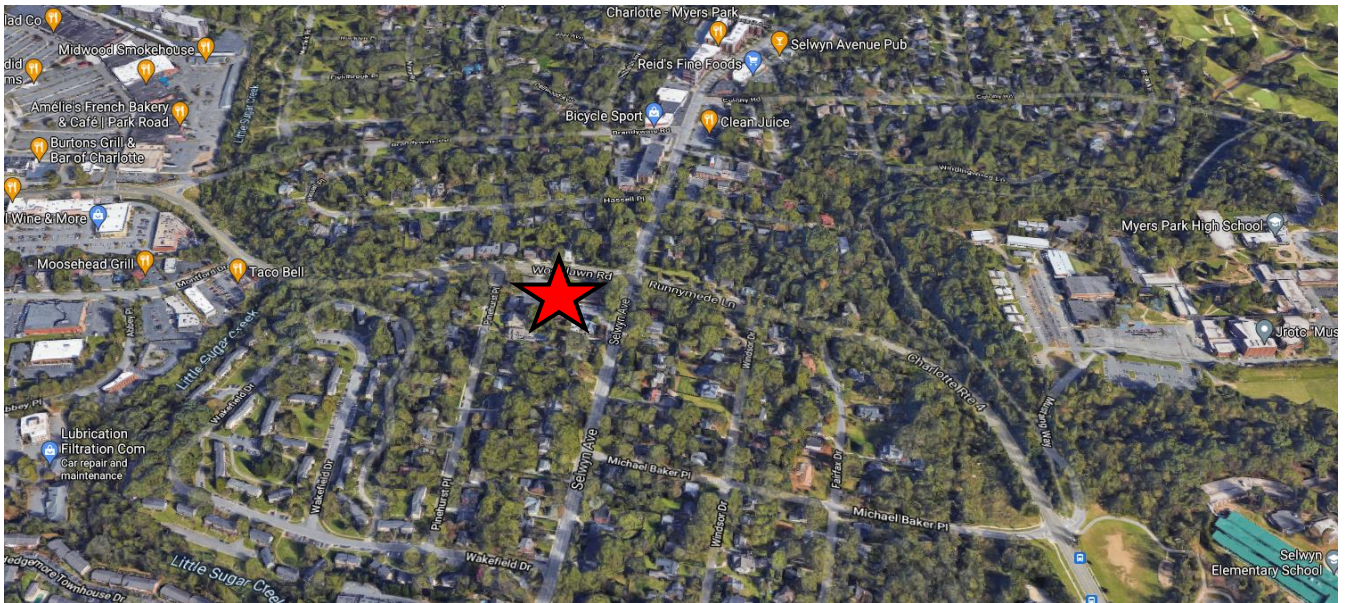
The site plan accompanying this petition contains the following provisions:

- Up to 38 single family attached dwellings for a density of 21.83 units per acre.
- Building height of 40 feet, up to 48 feet as allowed by Ordinance with provision of building setbacks.
- Vehicular access from Pinehurst Place and Selwyn Avenue connecting through the site.
- Minimum of 4 visitor parking spaces.
- Provides architectural design standards related to exterior building materials, pitched roofs, usable porches and stoops and limit of 6 units per building.
- Commits to an 8 ft masonry wall along the southern property line adjacent to single family homes.
- Constructs 8 ft planting strip and sidewalk along the public street frontages.
- Commits to using best practices to protect and preserve the existing trees along Selwyn Avenue and Woodlawn Road, utilizing bridging sidewalks where necessary.

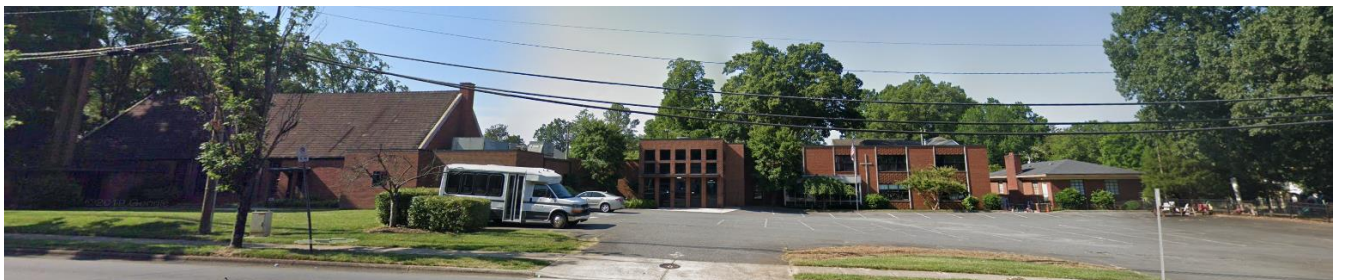
• Existing Zoning and Land Use



The area is developed with a mixed of residential uses including multi-family, single family attached and single family detached homes.



The site, indicated by red star above, is located in area with a mixture of residential uses. Further west of the site is the Park Road Shopping Center, north along Selwyn are some commercial uses, and east along Runnymede Lane is Myers Park Highschool and Selwyn Elementary.



The site, although zoned single family, is developed with an institutional use.



North of the site, across Woodlawn Road are single family homes. Provide caption for street view/birds eye (surrounding land use).



West of the site across Pinehurst Place are single family homes.



South of the site along Pinehurst Place and Selwyn Avenue are single family homes.



East of the site across Selwyn Avenue are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-183	Rezoning to UR-2(CD) to allow up to 26 townhome units at a density of 8.65 dwelling units per acre.	Approved

• **Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential up to 3 dwelling units per acre for the site.
- 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 over 17 dwellings per acre as illustrated in the following table.

Assessment Criteria	Density Category – over 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 14

- **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare (East Woodlawn Road), a City-maintained major thoroughfare (Selwyn Avenue) and a City-maintained local road (Pinehurst Place). Nearby, there is a Cross-Charlotte Trail project from Brandywine to Tyvola that is anticipated to be completed in the Spring of 2022. The petitioner commits to installing an 8-foot sidewalk with an 8-foot planting strip along the site's frontages of Pinehurst Place and Selwyn Avenue and an 8-foot planting strip and shared-use path (width to be determined in permitting) along Woodlawn Road. Site plan revisions are needed to address the outstanding items including, labeling the sidewalk utility easements along Pinehurst Place 2-feet behind the back of sidewalk, and labeling and dimensioning the dedicated right-of-way on East Woodlawn Road and Selwyn Avenue as "50' minimum dedicated right-of-way". Additionally, CDOT supports the site providing more visitor parking spaces to help reduce dependence on existing on-street parking in the area.

- **Active Projects:**

- XCLT Brandywine to Tyvola
 - Under Construction
 - Completion expected Spring 2022
 - <https://charlottenc.gov/Projects/Pages/XCLTBrandywineTyvola.aspx>

- **Transportation Considerations**

- See Requested Technical Revisions, Note 7 and 8.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 140 trips per day (based on 25,007 sqft church).

Entitlement: 30 trips per day (based on 3 single family homes).

Proposed Zoning: 250 trips per day (based on 38 townhomes).

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:** See Outstanding Issues, Note 5.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 12 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 10 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Selwyn Elementary at 90%
 - Alexander Graham Middle at 112%
 - Myers Park High at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Pinehurst Place. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Pinehurst Place. See advisory comments at www.rezoning.org
- **City Arborist:** No outstanding issues.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Provide buffer and height plane cross-sections on the rezoning plan.
2. Provide a landscaped area at least 10 feet wide along the southern property line.
3. Limit the height of the southern most units, nearest to single family homes, to 40 feet.
4. Amend the plan to provide at least 8 internal visitor parking places.
5. Verify with Solid Waste that proposed location will work for trucks and Amend the site plan to provide detail for the potential dumpster locations. The areas shall have space for 4yd dumpsters on wheels that can be rolled out in front of the truck and serviced internal to the site.
6. Amend Architectural standards note 4. that corner/end units that face a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit OR add a note to provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

REQUESTED TECHNICAL REVISIONS

Transportation

7. Revise site plan and conditional note(s) to commit to dedicate 50' minimum right-of-way from the road centerline on East Woodlawn Road and Selwyn Avenue. The site plan shall label and dimension the right-of-way as 50' minimum from each road centerline.
8. Place the sidewalk utility easements along Pinehurst Place 2-feet behind the back of sidewalk. No SUE required on Woodlawn if sidewalk is fully within the dedicated right-of-way.

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

Planner: John Kinley (704) 336-8311