

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive.
(Council District 6 - Bokhari)



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow 12 single family attached dwelling units, at a density of 6.89 dwelling units per acre.

PROPERTY OWNER

Mina Vazeen

PETITIONER

Verde Homes, LLC

AGENT/REPRESENTATIVE

Paul Pennell, Urban Design Partners, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11.

**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*, which recommends single family residential land use, at a density of three units per acre. In addition, the petition is inconsistent with the density of four dwelling units per acre supported by the *General Development Policies*.

Rationale for Recommendation

- The proposed development is inconsistent with the single family land use recommended for the site, and exceeds the density supported by the *General Development Policies* of four dwelling units per acre.

- An increase in the density above what is recommended by the plan could impact the existing single family residential properties by incorporating driveway/access, dumpster area and parking areas in close proximity to existing lots.
- While the proposed use of age-restricted housing would help to address a housing need for this demographic, the density and attached product is inconsistent with development patterns in this area.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential at three dwellings per acre to residential at up to eight dwellings per acre for the site.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 12 age-restricted single family attached dwelling units, with 400 square feet of private open space per unit.
- Maximum building height of 40 feet. Architectural elevations fronting Sardis Road limited to two stories.
- Site access via Sardis Road, with units accessed off interior alleys.
- Building materials consisting of glass, brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious siding, EIFS or wood.
- No blank walls exceeding 20 feet in length.
- Townhome buildings will be limited to five or fewer individual units.
- Front façade articulation or variation will be provided to differentiate townhome units within each building.
- Units fronting Sardis Road will be oriented to the street.
- Overflow parking located at the rear of the site.
- Minimum five-foot sidewalk provided along internal alleys.
- An 18-foot wide Class "C" buffer will be provided abutting single family residential zoning and land uses to the north, east and west, which will be reduced to 13.5 feet with a wooden fence along a portion of the west side of the site.
- A 16-foot wide planting strip and 8-foot sidewalk will be provided along the site's frontage on Sardis Road, and an 8-foot planting strip and 8-foot sidewalk will be provided along Oak Creek Drive.
- For adjoining parcels receiving storm water drainage the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to Lorraine Drive. Petitioner shall make a good faith effort with the property owners to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels if the existing storm water conveyance on adjoining parcels is found to be inadequate.

- **Existing Zoning and Land Use**



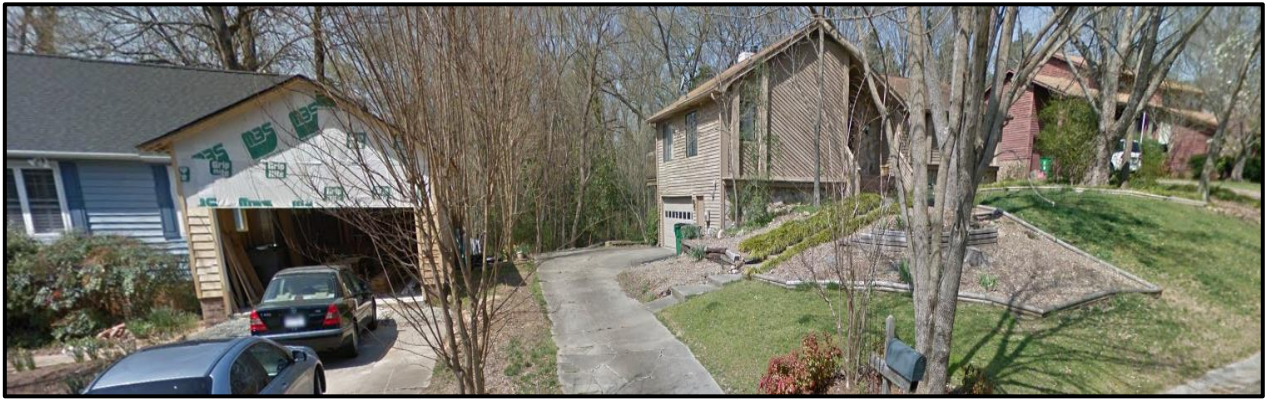
- The subject property is developed with one single family detached dwelling. The subject property is located directly across Sardis Road from a private school. Surrounding properties on both sides of Sardis Road are developed with single family residential dwellings.



The subject property is developed with a single-family home.



The properties to the north along Lorraine Drive are developed with single-family homes.



The properties to the east along Creek Valley Drive are developed with single-family homes.



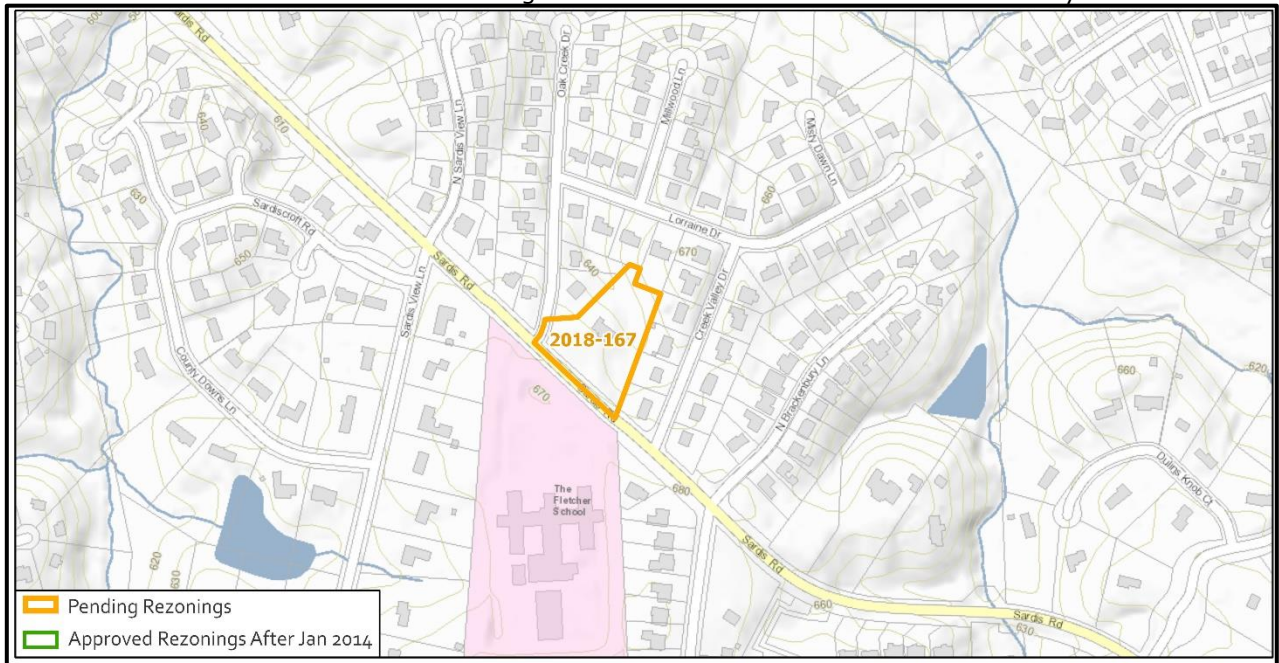
The properties to the west along Oak Creek Drive are developed with single-family homes.



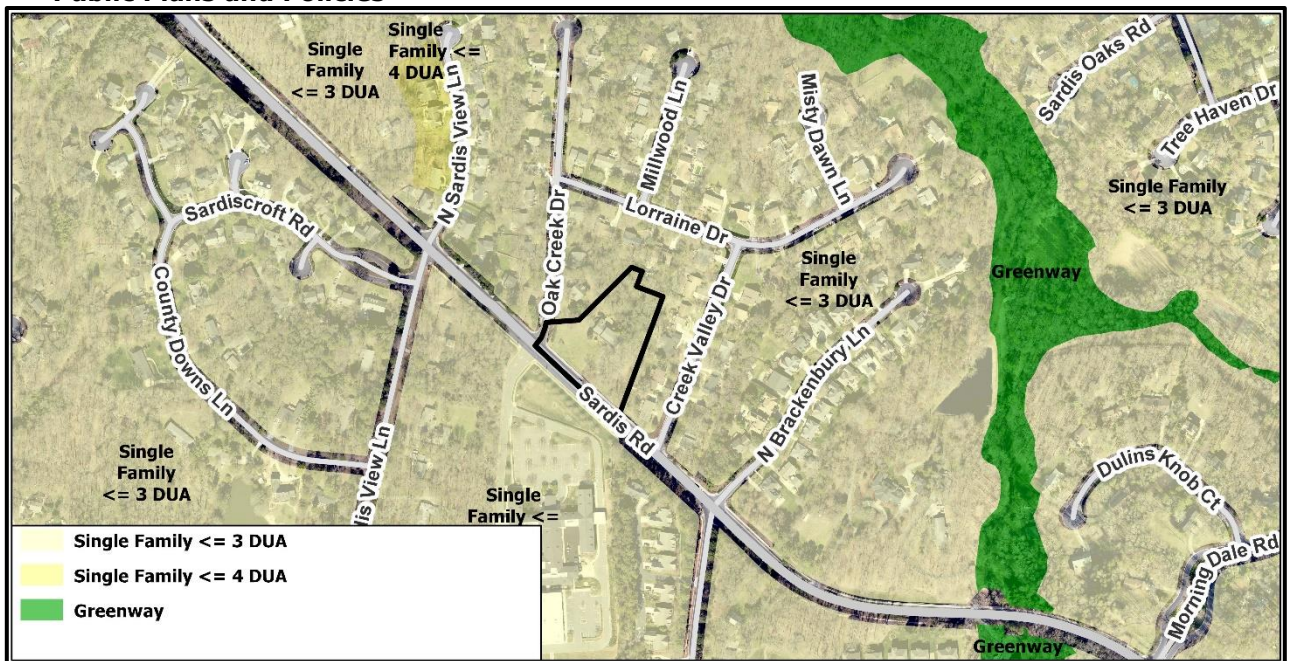
The property to the south along Sardis Road is developed with the Fletcher School.

- **Rezoning History in Area**

- There have been no recent rezonings in the immediate area within the last five years.



- **Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential land uses up to three dwelling units per acre.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition does not meet the *General Development Policies* locational criteria for consideration of up to the eight dwellings per acre needed to support this proposal, 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	1
Connectivity Analysis	1
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 9

• **TRANSPORTATION CONSIDERATIONS**

- The site is along a major thoroughfare. The site commits to a 16-foot planting strip and 8-foot sidewalk improvements, as well as accessible curb ramps.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 10 trips per day (based on one single family dwelling).
Entitlement: 50 trips per day (based on based on five single family dwellings).
Proposed Zoning: 90 trips per day (based on 12 townhome 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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce two students. Therefore, there is no net increase in the number of students generated from existing zoning to the proposed zoning.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Greenway Park Elementary remains at 95%
 - McClintock Middle remains at 117%
 - East Mecklenburg High remains at 133%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Oak Creek Drive and an existing 8-inch water distribution main located along Sardis Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Sardis Road.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Outstanding Issues Note 2.
 - **Storm Water Services:** See Outstanding Issues Note 2.
 - **Urban Forestry:** See Outstanding Issues Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Land Use

1. Amend proposed use to single family detached dwellings, and reduce the proposed density to not exceed four dwelling units per acre.

Environment

2. Show tree save area and calculations on site plan. Site is in a wedge and will be required to provide 0.26 acres tree save area.
3. Add the following note under Environmental Features: No buildings or structures are permitted over and across drainage easements.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327