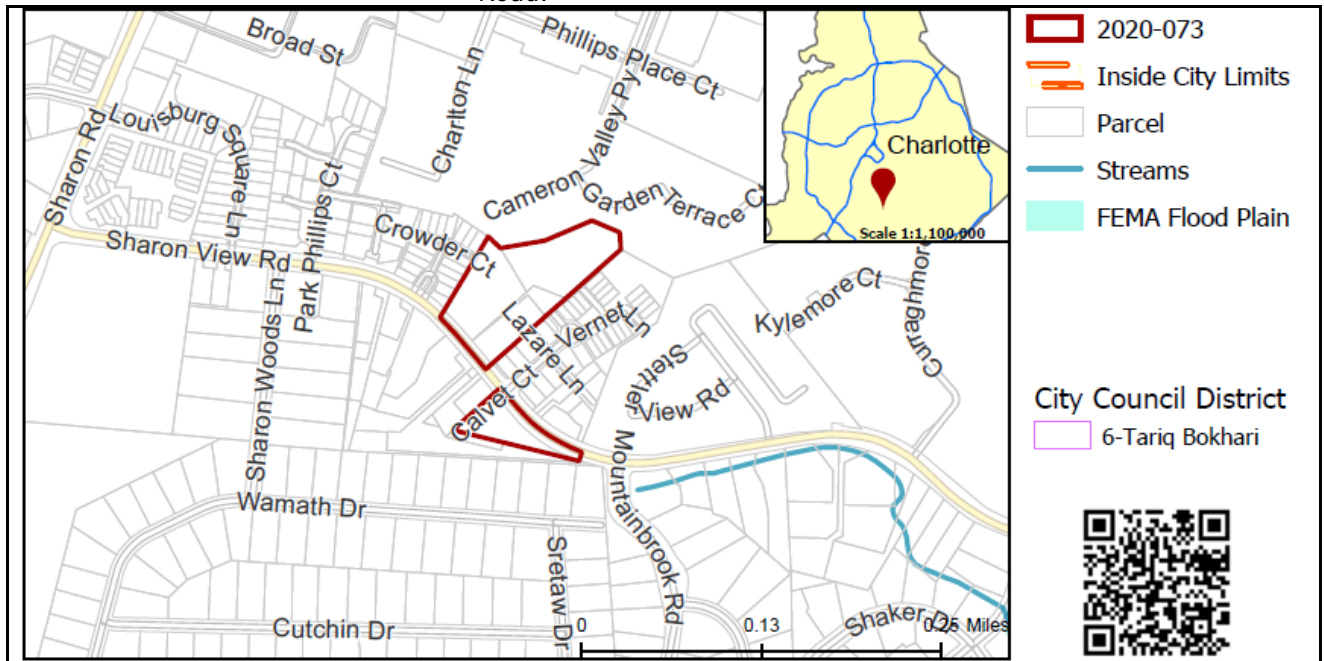


REQUEST

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

LOCATION

Approximately 4.8 acres located along both the north and south sides of Sharon View Road, west of Colony Road and east of Sharon Road.



SUMMARY OF PETITION

The petition proposes the redevelopment of 2 single family homes and development of vacant land for a townhome community with up to 31 units for an overall density of 6.6 units per acre in the South Park area.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Peggy P Crowder Rev Trust; Mary Claire and Michael Wylie McGarity
Blue Azalea
Walter Fields, Walter Fields Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 35.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *South Park Small Area Plan* recommendation for residential development at 12 units per acre on the north side of Sharon View Road and **inconsistent** with the *South District Plan* recommendation for up to 3 DUA on the south side of Sharon View Road. However, the *General Development Policies* support the requested density of less than or equal to 5 DUA for the southern portion of the site.

The northern portion of the site is also located within a mixed-use activity center as designated by the *Centers, Corridors, and Wedges Growth Framework*.

Rationale for Recommendation

- The majority of the site is consistent with land use plan recommendations and the proposed density of 7.0 DUA is less than the recommended density in the *South Park Small Area Plan* for the northern portion of the site.
- The 4.1 DUA proposed for the southern portion is less than the density supported by the *General Development Policies*.
- The proposed development is similar in scale and density to other townhome developments along the north side of Sharon View Road and the 3 unit building on the south side of Sharon View has a limited impact on nearby single family homes due orientation of the building on the parcel and limited building height of 40 feet.
- There is limited opportunity to increase connectivity in the South Park area. Connectivity policies and recommendations in *Centers Corridors & Wedges*, *The General Development Policies*, *Urban Street Design Guidelines*, and the South Park CNIP Playbook each recommend additional connections within the designated activity center area, and this block is one of the only remaining locations which can help improve connectivity in the South Park area.
- The petitioner has committed to providing public bicycle and pedestrian connectivity through the site from Sharon View Road to the rear of the northern portion of the site, which has the potential to be extended to Philips Place in the future.

The approval of this petition will revise the adopted future land use for the parcels south of Sharon View Road as specified by the *South District Plan*, from single family residential at 3 units per acre to Residential at less than 5 units per acre for the site.

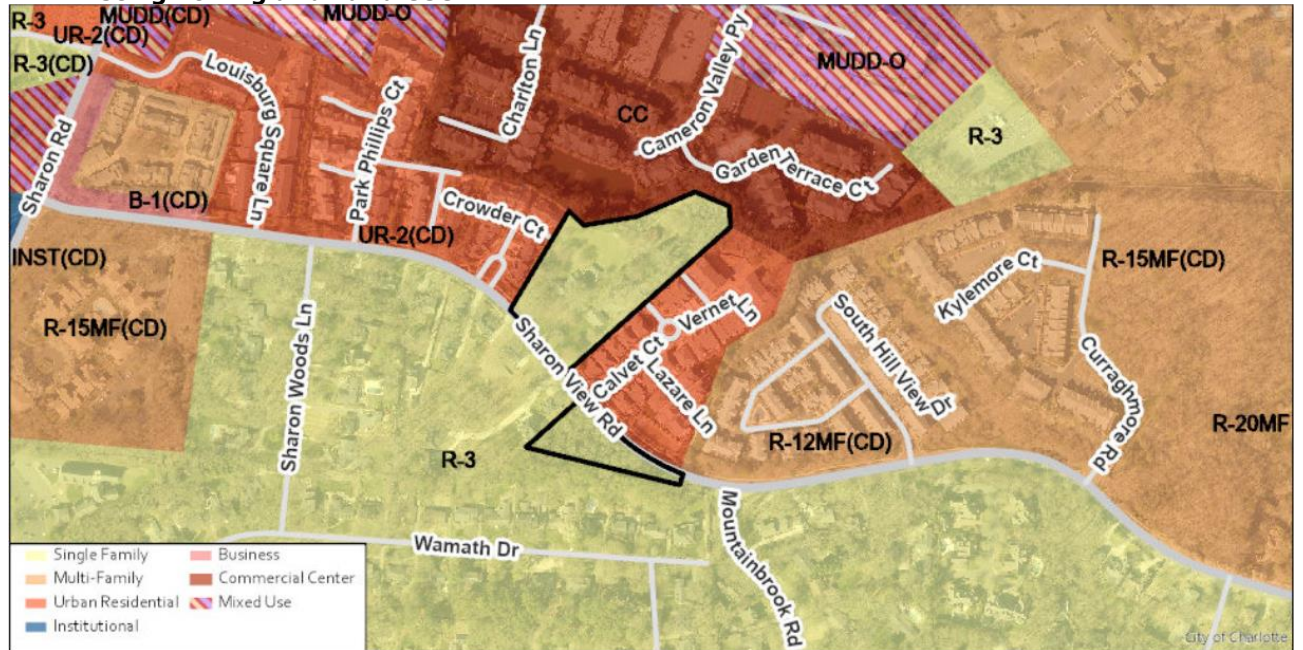
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 31 single family attached dwelling units for a overall density of 6.6 units per acre. Proposes 28 units on the north side of Sharon View Road and 3 units on the south side of Sharon View Road.
- Limits maximum building height to 40 feet.
- Maximum of 4 units per building.
- Commits to areas of landscaping between the back of sidewalk and buildings along Sharon View Road.
- Extends Beauclaire Lane, a public street, from the east into the northern portion of site.
- Access from Sharon View Road via a new public street connecting from Sharon View Road to the extension of Beauclaire Lane.
- Proposed parallel on-street parking on Beauclaire Lane and several visitor parking spaces at the rear of the site in addition to the Ordinance minimum of 1 space per unit/3 max per unit.
- Commits to provide a pedestrian/bicycle connection from Sharon View Road to the rear of the northern portion of the site in anticipation of possible future extension to adjoining property to the north. Reserves the area at the rear of the site with a public access easement for future public dedication when the pedestrian/bicycle facility is extended beyond the petitioner's site.
- Provides architectural standards related to raised entrances, pitched roofs (if provided) blank walls, visible garage doors, exterior building materials and minimum depth of porch or stoop.

- Existing Zoning and Land Use



The site (indicated by red star below) is located in a residential area of South Park. There is a mixture of small lot single family homes, townhomes, and apartments on the north side of Sharon View Road. South of Sharon View Road are single family homes. More intense residential and commercial uses are located to the north and west along Fairview and Sharon Roads.





The site is developed with two single family homes on the portion of the site north of Sharon View Road. The portion of the site on the south side of Sharon View Road is vacant.



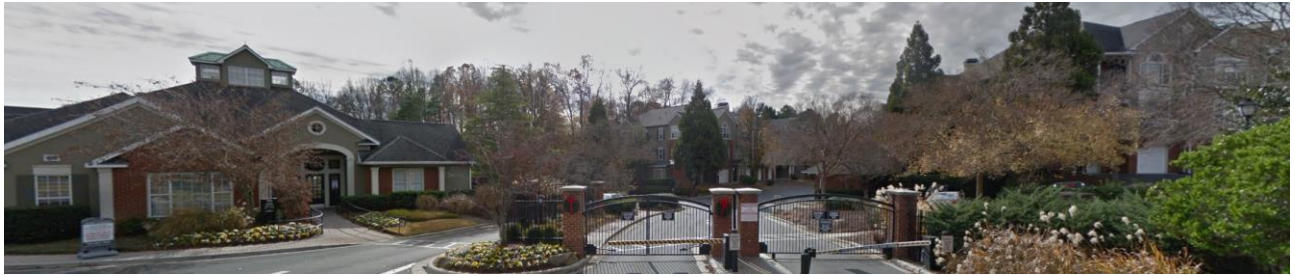
East of the site along Calvet Ct. are small lot single family detached homes and attached homes on Vernet Lane.



South of the site on Sharon View Road are single family detached homes.



West of the site off Sharon View Road is a townhome community.



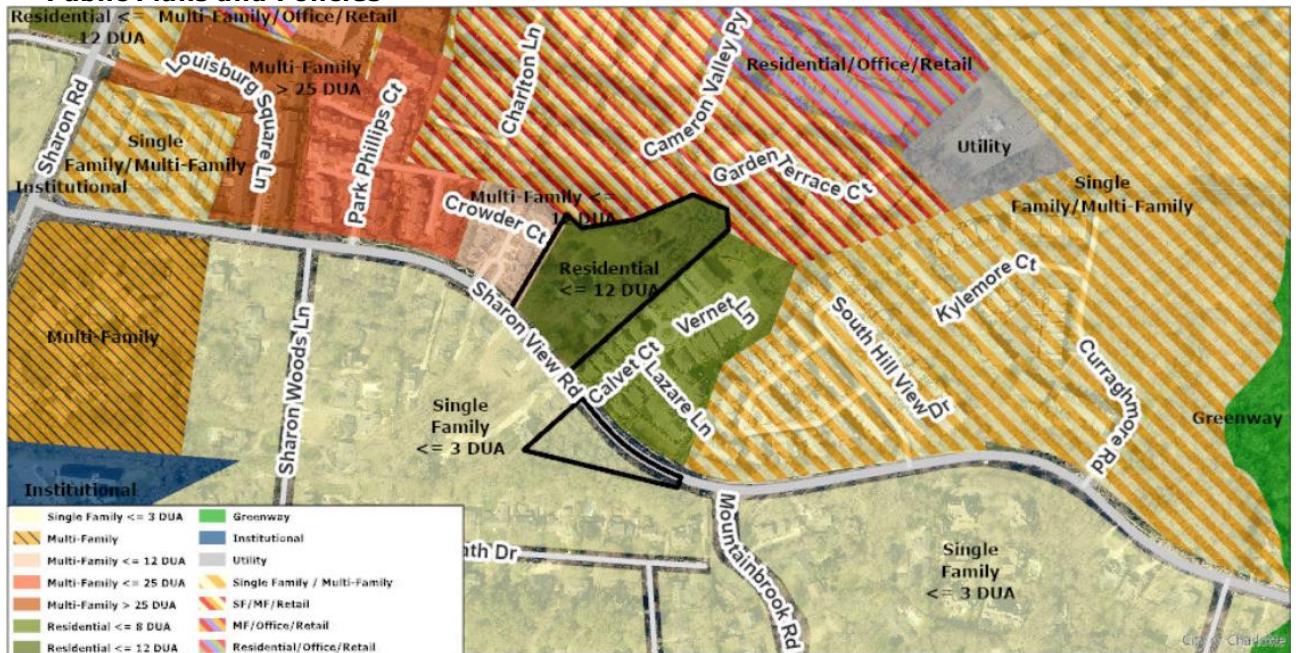
North of the site is a multi-family development accessed through Phillips Place on Fairview Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-110	16.07 acres north of the site on Fairview Road for the Philips Place shopping center to MUDD-0 to allow commercial uses.	Approved
2017-131	0.07 acres west of the site on Sharon Road to UR-2(CD) for townhomes.	Approved
2018-027	8.025 acres west of the site on Sharon Road for Sharon Towers to R-3(CD), MUDD-O & INST(CD) SPA	Approved

- **Public Plans and Policies**



- The *South Park Small Area Plan (2000)* recommends residential at ≤ 12 DUA for the site north of Sharon View Road.
- The *South District Plan (1993)* recommends single family residential at 3 DUA for the portion of the site south of Sharon View Road.
- The *General Development Policies (GDP)* provides policy guidance for evaluating proposed residential densities greater than four units per acre for the area within the district plan. The southern portion of the site meets the *General Development Policies* locational criteria for density requested as illustrated in the table below. The petitioner is requesting 4.1 units per acre for the southern portion of the site.

Assessment Criteria	Density Category – up to 5 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: 10	Total Points: 11

- **TRANSPORTATION SUMMARY**

- The site is located on Sharon View Road, a City-maintained minor thoroughfare. CDOT has met with the petitioner, residents and community stakeholders to review the street connectivity as it relates to the proposed site plan. The Petitioner proposes to dedicate an access easement for potential connection to the property located to north, upon future development. The site plan commits to constructing an 8-foot planting strip and a 6-foot sidewalk on all public streets per Chapter 20 (Subdivision ordinance) and Charlotte WALKS. The site plan also commits to providing shared driveways to promote pedestrian-oriented access management in accordance with the City of Charlotte Driveway Regulations and Charlotte WALKS.
- **Active Projects:**
 - None identified.
- **Transportation Considerations**
 - ~~See Outstanding Issues, Note 2-5 and 14-16.~~ Addressed.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 dwellings).

Entitlement: 140 trips per day (based on 14 dwellings).

Proposed Zoning: 195 trips per day (based on 31 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:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See Requested Technical Revisions, Note 6. Addressed.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 8 students, while the development allowed under the proposed zoning may produce 6 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Sharon Elementary at 177%
 - Alexander Graham Middle at 111%
 - Myers Park High at 125%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 20-inch water distribution main located along Calvet Court. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 10-inch gravity sewer main located along Sharon View. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Requested Technical Revisions, Note
 - **Storm Water Services:** See Requested Technical Revisions, Note 13 Addressed
 - **Urban Forestry:** See Requested Technical Revisions, Note 11-12 Addressed
- **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 ISSUESSite and Building Design

- ~~Amend the data table and setback line/label to increase the setback to 18 feet from the future back of curb to match the site plan drawing and to ensure buildings are setback similar to neighboring existing dwelling east of the site. Or add a commitment to the rezoning plan to provide entry/landscape areas along the site frontage between the back of sidewalk and the units similar to the neighboring existing development to the east.~~ Addressed, the petitioner added a commitment to provide landscaped areas between the back of sidewalk and the buildings along Sharon View Road.

Transportation

1. ~~Amend transportation note c. to say "The petitioner will construct a bicycle and pedestrian connection from Sharon View Road to the rear of the site."~~ Addressed.
2. ~~Update Site Conditional Note, Transportation F, to state that a minimum of twenty feet (20') shall be maintained between driveways in accordance with the City of Charlotte Driveway Standards. Where practical, the petitioner should construct shared driveway access between the individual properties to help produce a more organized and pedestrian-oriented form of access management in accordance with the City of Charlotte Driveway Regulations and Charlotte WALKS.~~ Addressed.
3. ~~Remove the site conditional note for Transportation G.~~ Addressed.
4. ~~Update the site conditional note for Transportation H as follows, "Per Chapter 19, the developer shall construct sidewalk and curb and gutter along the site's frontage along Sharon View Road. The City engineer will determine the future back of curb along public streets as planned for improvement by the City in accordance with Chapter 19-173 of the City's Ordinance."~~ Addressed.

REQUESTED TECHNICAL REVISIONSSite and Building Design

5. ~~Amend what is shown on the rezoning site plan drawing to ensure Fire access can be made to the 150 foot exterior of all buildings.~~ Addressed, the petitioner added a note stating the development will comply with Fire Code access requirements for non-sprinkled buildings and that the method of compliance would be determined during permitting.
6. Clarify note 5 under Architectural Standards to explain how the commitment will be made or amend the site plan to show the walkways described. Addressed.

7. ~~Separate the Streetscape and Landscaping note so that one deals with the entrance feature/fencing and the other deals with the landscape easement area along the eastern property line.~~ Addressed.
8. ~~Amend note 8 under Architectural Standards to remove the words "that adjoin single family zoning." All buildings should be limited to 40 feet.~~ Addressed.
9. ~~Remove requested 5 year vested rights from the petition.~~ Addressed.

Environment

10. ~~Amend what is shown on the rezoning site plan drawing to ensure it is compliant with the Tree Ordinance.~~ Addressed.
11. ~~Amend construction note 2 to replace the words "too narrow" with "less than 30' width.~~ Addressed, the petitioner amended the note to state that tree saves areas will comply with dimensional standards in the Tree Ordinance.
12. ~~Revise notes under Environmental Features section to include the two requested notes related to water quality treatment and volume and peak control on the north side of Sharon View Road and the note related to stormwater controls collection from all impervious surfaces to Sharon View Road system described on the Stormwater memo and as agreed upon in the 10/22 meeting with Storm Water Services staff.~~ Addressed.

Transportation

13. ~~Provide the following technical correction as reviewed by Planning and CDOT staff, revise Conditional Note D under Transportation as follows, "The Petitioner will extend the proposed 54-foot public right of way from the cul de sac to the northmost property line as generally depicted on the site plan."~~ Addressed, the petitioner changed the label for the area to say 54-ft wide public access easement for future bicycle and pedestrian access.
14. ~~Reconcile the site plan callout with the revised Conditional Note for Transportation D.~~ Addressed.
15. ~~Label and dimension curb and gutter at 27 ft from the Sharon View Road centerline.~~ Addressed.

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

Planner: John Kinley (704) 336-8311