



## Zoning Committee Recommendation

Rezoning Petition 2021-052

August 3, 2021

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### 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.  
(Council District 6 - Bokhari)

### PETITIONER

Woodlawn Community Fellowship

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *South District Plan*. However, the petition is **consistent** with *General Development Policies* which support the requested density, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential use up to 3 dwelling units per acre.
- The *General Development Policies* support over 17 units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- 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.
- The site plan provides commitments that help ensure compatibility with neighboring single family homes, including a 10 ft wide landscape area within a 12 ft wide separation from the southern property line, limiting the height of the southern most units to 40 feet, 8 internal visitor parking spaces and traffic calming measures internal to the site and along Pinehurst Place.
- 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.

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but the density is supported by the *General Development Policies*.

A commissioner asked about the petitioner's meeting after the hearing with the community. Staff summarized an email from the petitioner describing the meeting. The meeting was on the 27th with the neighbors to hear their thoughts on any outstanding issues they felt had not been fully satisfied. The community had 3 remaining issues.

- For the access point on Pinehurst eliminated and moved to Woodlawn Rd. Petitioner explained that Wendy Taylor with NCDOT denied this request.
- Number visitor parking spaces. Petitioner feels they have provided adequate visitor parking as agreed upon by planning on the most recent plan.
- Width of the landscaped area along southern property line. Petitioner feels is addressed through screening, landscaping, and height restriction in excess of what is required. The petitioner has spoken with the owner of 3118 Selwyn Ave who states they support the site plan as it stands. And the owner of 3119 Pinehurst Pl. is generally okay with the separation and requested to increase this area as reasonably possible to accommodate plantings. As a result, the petitioner increased the width of this area from 10' to 12'.

There was no further discussion of this petition.

## PLANNER

John Kinley (704) 336-8311