

REQUEST	Proposed Zoning: UR-2(CD) SPA, urban residential, site plan amendment
LOCATION	Approximately 4.27 acres located along Wendwood Lane off Randolph Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes a site plan amendment to increase the total number of units allowed from 22 to 37 townhome units for an overall density of 8.6 units per acre.
Property Owner	Valley Development, Inc.
Petitioner	Valley Development, Inc.
Agent/Representative	Michael Lunsford, Valley Development, Inc.
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added committing to the 60 percent use of masonry material on each unit, consistent with the two previous rezoning and the three constructed townhomes. 2. Location of dumpster and recycling pad has been shown on the site plan and will be modified to allow the movement for Solid Waste Services vehicle to access dumpster.
--------------------------------	--

VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Griffith/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph, Simmons, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Griffith/Allen	Yeas:	Allen, Dodson, Griffith, Randolph, Simmons, and Walker	Nays:	None	Absent:	Rosenburgh	Recused:	None
Motion/Second:	Griffith/Allen										
Yeas:	Allen, Dodson, Griffith, Randolph, Simmons, and Walker										
Nays:	None										
Absent:	Rosenburgh										
Recused:	None										

ZONING COMMITTEE DISCUSSION	<p>Staff reviewed the petition and noted how the outstanding site plan issues had been resolved. A commissioner asked CDOT to explain why they did not request a road connection to Randolph Road that was shown on the prior rezoning. Staff responded that CDOT and NCDOT would not support the connection to Randolph Road and felt it was not needed.</p> <p>Another Commissioner asked staff to explain how the petition was inconsistent with South District but consistent with the original plan. Staff responded that the previous approved rezoning in 2006 amended the plan to 4.87 units per acre, the current petition is requesting a density of 8.6 units per acre making the request inconsistent but consistent with the original plan that recommend 25 units per acre for subject parcel. There was no further discussion of this petition.</p>
------------------------------------	--

STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i> but to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Walker).
---------------------------------	---

STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
----------------------	---

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:

- 34 townhome units.
- Eight-foot planting strip and six-foot sidewalk along Wendwood Lane.
- Elevations of the proposed units.
- Internal sidewalk connections to the public streets.
- Internal street network that is private.
- 60 percent of each unit will consist of a masonry product and material.

• Public Plans and Policies

- The *South District Plan* (1993), as amended by the Petition 2006-160, recommend up to 4.87 dwelling units per acre at this location.
- This petition is inconsistent with *South District Plan*; however the request is consistent with the original recommendation of the *South District Plan* that recommended 25 units per acre on the subject site.

• STAFF RECOMMENDATION (Updated)

- Staff agrees with the recommendation of the Zoning Committee.
-

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood & Business Services:** No issues.
 - **Schools:** No issues.
 - **Park and Recreation:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- None.
-

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Pre-Hearing Staff Analysis
- Site Plan
- Solid Waste Services
- Storm Water Review