

<b>REQUEST</b>	Proposed Zoning: UR-2(CD) SPA, urban residential, site plan amendment
<b>LOCATION</b>	Approximately 4.27 acres located along Wendwood Lane off Randolph Road.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> as amended by Petition 2006-160; however, the request is consistent with the original <i>South District Plan</i> which recommended 25 units per acre on the subject site.
<b>Property Owner</b>	Valley Development, Inc.
<b>Petitioner</b>	Valley Development, Inc.
<b>Agent/Representative</b>	Michael Lunsford, Valley Development, Inc
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

**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.
  
- **Rezoning History of Subject Site**
  - The subject site was first rezoned by Petition 2005-140, which allowed up to 41 townhome residential dwelling units for an overall density of 9.09 units per acre.
  - A conditional note committed to 60 percent of each unit being masonry material.
  - The subject site went through a site plan amendment under Petition 2006-160, which reduced the total number of units allowed from 41 to 22 for an overall density of 4.87 units per acre.
  - The amendment reconfigured the layout of the units.
  - The conditional note committing to 60 percent masonry material was retained.
  - To date, three townhomes have been constructed on the site. These townhomes are not included in the current petition.
  
- **Existing Zoning and Land Use**  
The subject site is currently zoned UR-2(CD). The site is developed with the required infrastructure and unit foundations for townhomes. The surrounding properties are zoned UR-2(CD), R-3, O-1, and O-15(CD), and are occupied by residential and commercial structures.
  
- **Rezoning History in Area**  
Petition 2008-019 rezoned 2.57 acres southwest of the subject site to allow the development of 36 townhome units.
  
- **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.
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**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 130 trips per day.  
Proposed Zoning: 215 trips per day.
  - **CDOT:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **CATS:** No comments received.
  - **Connectivity:** No issues.
  - **Neighborhood & Business Services:** No issues.
  - **Solid Waste Services:** Show location of solid waste and recycling receptacles.
  - **Schools:** The proposed development would generate seven students. The net change in number of students generated from existing zoning to the proposed zoning is three students.
  - **Park and Recreation:** No comments received.
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**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.
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**OUTSTANDING ISSUES**

- The petitioner should:
    1. Show the location of the dumpster and recycling pad.
    2. Provide a note committing to the 60 percent use of masonry material on each unit to be consistent with the two previous rezoning conditions and the three constructed townhomes.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Site Plan
- Solid Waste Services Review
- Storm Water Review

**Planner:** Solomon Fortune (704) 336-8326