

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.
STAFF RECOMMENDATION	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.
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.

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

- 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