

**Note: A sufficient protest petition has been submitted on this request.**

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<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
<b>LOCATION</b>	Approximately 5.05 acres located on the northeast corner at the intersection of Sardis Road and Chevron Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes development of an age-restricted community consisting of 54 for sale senior independent living units with associated amenities.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon the resolution of the outstanding site plan issues. The petition is inconsistent with the <i>South District Plan</i> , which recommends single family dwellings. However, area plans frequently do not specify locations for institutional uses and the proposed development is compatible with surrounding uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Sardis Road Land Company, LLC Daniel Schwarz, Sardis Road Land Company, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online

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#### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 54 senior independent living units consisting of duplexes, multi-family style buildings and two condominium units.
  - Occupancy restrictions require regular occupancy by at least one person 55 years of age or older.
  - Reuse of an existing brick building as an amenity building and two condominium units.
  - Access provided to Sardis Road and Chevron Drive via a gated internal private street.
  - Tree save area consisting of 35 percent.
  - Open space consisting of 50 percent.
  - Conceptual building elevations.
  - Building materials consisting of brick, cementitious board and architectural shingles. Vinyl siding shall not be permitted as an exterior building material except on the soffits of buildings and vinyl windows may be installed.
  - Duplex units limited to two stories.
  - The rear of duplex buildings located along Chevron Drive will have the appearance of a building front.
  - Multi-unit buildings shall not exceed 2.5 stories (maximum 40 feet along the front elevation and a maximum of 53 feet along the rear elevation) with parking underneath and underground.
  - A nature trail and walking path.
  - An 8-foot planting strip and 5-foot sidewalk along Chevron Drive.
  - Existing 5-foot planting strip along Sardis Road to remain.
  - Existing brick wall to remain along Sardis Road and to be extended along Chevron Drive.
  - Pedestrian and bicycle connectivity to Sardis Road and Chevron Drive provided along internal private street.
  - Pedestrian scale free-standing lighting not to exceed 20 feet in height.
- **Existing Zoning and Land Use**
    - The subject property is occupied with one single family dwelling. Surrounding properties on either side of Sardis Road are zoned R-3 and developed primarily with single family dwellings, a few offices, and a religious institution.
  - **Rezoning History in Area**
    - There have been no rezonings in the immediate area in recent years.

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends single family residential dwellings at a maximum density of three dwelling units per acre.
  - The petition is inconsistent with the *South District Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 115 trips per day.  
Proposed Zoning: 300 trips per day.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - Minimizes impacts to the natural environment by reusing an existing building.
  - Provides for efficient water use by proposing a rain garden.
  - Facilitates the use of alternative modes of transportation by providing a nature trail/walking path.

**OUTSTANDING ISSUES**

- List hardi plank siding as a building material, as referenced on the building elevations.
  - Specify parking ratio.
  - Provide specifics on architectural features that will be provided on duplex units to create appearance of a building front.
  - Add note that brick wall will not to exceed five feet in height.
  - Remove all notes related to general ordinance requirements such as compliance with the landscaping provisions of the ordinance, tree ordinance, no detention in buffers, and signs.
  - Remove Note #3 under Binding Effect of the Rezoning Documents and Definitions.
  - Show and label all tree save areas. Area shown does not equate to 35 percent.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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