

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: R-6(CD), single family residential and five year vested rights
LOCATION	Approximately 6.96 acres located on the west side of Wade Ardrey Road between Turkey Hill Road and Ardrey Crest Drive (Council District 7 – Cooksey).
SUMMARY OF PETITION	The petition proposes to allow the development of up to 27 single family residential homes at a density of approximately 3.88 dwelling units per acre, with 5 year vested rights.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Van B. Clawson, Jr. and Joe M. Ardrey Pulte Home Corporation Matt Levesque/Peter Tatge
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>South District Plan</i> and the <i>General Development Policies</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The site plan is in the proper format. 2. The petitioner has made the following modifications to the language contained in the General Provisions section as follows: “However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the conceptual Site Plan or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance as applicable.” 3. The petitioner has added the following language to the Architectural Standards section: “Primary exterior building materials for the proposed residential structures that are to be constructed on the Site shall be a combination of <u>a minimum of three of the following materials</u>: vinyl siding, brick, stone, shake, hardi-plank or cementitious siding material.” 4. The language under Environmental Features has been modified to state as follows: “Petitioner shall comply with the Post Construction Controls Ordinance.” 5. The petitioner has addressed CDOT, Storm Water, and Neighborhood and Business Services comments by providing the following: <ol style="list-style-type: none"> a. Petitioner has revised the site plan to now show and label proposed curb and gutter along the site’s Wade Ardrey Road frontage, measured approximately 18.5 feet from the centerline of Wade Ardrey Road to the face of curb. b. NCDOT has determined that a left turn lane into the proposed site will not be necessary, and therefore this request is being rescinded by staff.
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- c. The petitioner has addressed Storm Water Services request by revising the note under Environmental Features to state that the petitioner shall comply with the post Construction Controls Ordinance.
- d. The petitioner has addressed Neighborhood and Business Services comment by removing the sentence from the site plan that states no more than two single family homes will be allowed side by side which have garages that extend beyond ten feet from the main entry façade.
- 6. The petitioner has added a statement under Architectural Standards (b) that states the primary exterior building for the proposed residential structures can be one material as long as it is a masonry material.
- 7. The petitioner has provided conceptual architectural elevations.

VOTE

Motion/Second:	Lathrop/Walker
Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, and Walker
Nays:	None
Absent:	Nealon
Recused:	None

ZONING COMMITTEE DISCUSSION

Planning staff presented this item to the Committee, noting that all outstanding issues had been addressed and that the petitioner held a follow-up community meeting to further discuss the project with area property owners. There was no discussion of this petition.

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:
 - Construction of up to 27 single family residential units at a density of 3.88 dwelling units per acre.
 - Provision of one access point into the site from Wade Ardrey Road.
 - Provision of a stub connection to the property to the west, and a proposed connection to Wheatfield Road.
 - Proposed 430-foot sight distance line and 500-foot sight distance line in affiliation with requirements established by CDOT and proposed tree save areas. Provision of language stating that proposed tree save area(s) located within vehicular sight distance lines are subject to review and approval by CDOT.
 - Potential tree save areas, open space, and potential water storm water quality area.
 - Primary exterior building materials shall be a combination of a minimum of three of the following: vinyl siding, brick, stone, shake, hardi-plank, or cementitious siding material. The primary exterior building material for the proposed residential structures can be one material as long as it is a masonry material.
 - Single family homes with garages that extend beyond the main entry façade must have a second floor building façade that is not recessed more than 7 feet from the first floor garage façade.
 - Maximum height of any detached lighting fixtures erected not to exceed 25 feet in height. All freestanding lighting fixtures shall be shielded with full cut-off fixtures, capped and downwardly directed.

- **Public Plans and Policies**
 - This petition is consistent with the *South District Plan* and the *General Development Policies*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Claire Lyte-Graham (704) 336-3782