

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 residences at a density of approximately 3.88 dwelling units per acre, with 5 year vested rights.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> and the <i>General Development Policies</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Van B. Clawson, Jr. and Joe M. Ardrey Pulte Home Corporation Matt Levesque/Peter Tatge
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:
 - 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 with one 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 either vinyl siding, brick, stone, shake, hardi-plank, or cementitious siding 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. No more than two single family homes shall be allowed side by side which have garages that extend beyond 10 feet from the main entry 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.
 - Wall-pak lighting will be prohibited.
- **Existing Zoning and Land Use**
 - A portion of the subject site is developed with a single family structure and the remainder is undeveloped. The property is surrounded by a mix of detached and attached single family homes on properties zoned R-3, MX-2, and MX-2(INNOV).
- **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends single family residential up to 3 dwelling units per acre on the subject property. The proposed 3.88 dwelling units per acre is only slightly higher than what the Plan recommends, but maintains the recommended single family residential land use pattern.
- The *General Development Policies* (2001) provide guidance on density and design guidelines for residential development. The proposed development meets the GDP locational criteria for the 3.88 dwelling units per acre requested by the petitioner.

Assessment Criteria	Density Category - up to 6 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Low)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 11

- This petition is consistent with the *South District Plan* and the *General Development Policies*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** Neighborhood and Business Code Enforcement (Zoning and Permitting Review) requests that the following statement be removed from the site plan: "No more than two single family homes shall be allowed side by side which have garages that extend beyond ten (10) feet from the main entry façade."
- **Transportation:** CDOT requests the following:
 1. The site plan should depict and label the proposed curb and gutter along the site's Wade Ardrey Road frontage measured 18.5 feet from the centerline to the face of the curb.
 2. In addition to the above, CDOT anticipates that NCDOT will require a left turn lane into the proposed site as a condition of their driveway approval and will also be concerned about safe sight distance relative to the proposed street connection to Wade Ardrey Road. Therefore, the petitioner is encouraged to work directly with NCDOT during the rezoning process regarding the exact design and dimensions of the turn lane, and include this improvement in the revised site plan.
- **Vehicle Trip Generation:** CDOT notes that the proposal will have a minor impact on the surrounding thoroughfare system.
Current Zoning: 180 trips per day.
Proposed Zoning: 270 trips per day.
- **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 22 students, while the development allowed under the proposed zoning will produce 27 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 5 students.
- **Charlotte-Mecklenburg Storm Water Services:** Storm Water Services requests that the remainder of the notes under *Environmental Features* after "Petitioner shall comply with the Post Construction Controls Ordinance" be removed from the site plan as they are related to zoning enforcement and not environmental or the Post Construction Controls Ordinance.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

- **Mecklenburg County Park 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Number the site plan notes as per the standards.
 2. Remove the following from the General Provisions section:
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. Add the following 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 a minimum of three of the following materials: vinyl siding, brick, stone, shake, hardi-plank or cementitious siding material.
 4. Revise *Environmental Features* language so that it states only the following sentence:
"Petitioner shall comply with the Post Construction Controls Ordinance."
 5. Address CDOT, Storm Water, and Neighborhood and Business Services comments and revise site plan accordingly.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste 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 Park and Recreation Review

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