

<b>REQUEST</b>	Current Zoning: UR-2(CD) SPA, urban residential, conditional, site plan amendment Proposed Zoning: UR-2(CD) SPA, urban residential, conditional, site plan amendment
<b>LOCATION</b>	Approximately 4.27 acres located along Wendwood Lane off Randolph Road. (Council District 1 – Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to allow the development of 22 single-family lots for an overall density of 5.15 units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Valley Development, Inc Valley Development, Inc James G. Lunsford/Valley Development
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	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 to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Lathrop).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The 20 foot minimum distance between the garage and sidewalk has been labeled on the site plan.</li> <li>2. The cross section of the private street detail has been removed from the site plan.</li> <li>3. A note has been added that single family lots will front on private streets.</li> <li>4. The existing sidewalk and planting strip along North Wendover Road has been shown on the site plan.</li> <li>5. A sidewalk connection from the proposed development to the public street (North Wendover Road Road) has been show on the site plan.</li> <li>6. Petition number 2013-016 has been added to the site plan.</li> <li>7. The conditional notes have been placed in one area of the site plan.</li> <li>8. References to the prior proposed multi-family development have been removed from the conditional notes.</li> <li>9. The portion of note #5 has been removed from the site plan.</li> <li>10. Sheet two with the plat information has been removed from the conditional site plan.</li> </ol>
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<b>VOTE</b>	Motion/Second:	Allen/Eschert
	Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, and Walker
	Nays:	None
	Absent:	Nealon
	Recused:	None

**ZONING COMMITTEE DISCUSSION**

Staff reviewed the petition and noted all the outstanding issues had been addressed. Staff brought to the attention of the Committee that although the site plan meets the minimum parking requirements for the requested zoning district, staff feels that additional guest parking is needed and there are opportunities for addition of such parking. The rules were suspended by the Committee to ask the petitioner if guest parking could be provided. The petitioner responded that each unit would have a two car garage and a minimum driveway length of 20 feet. The petitioner also indicated that additional parking would be considered during the development of construction drawings and could be added at that time. After a Commissioner had a question about procedure, there was no further discussion of this petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Background**

The subject site has been rezoned multiple times:

- 2005-140 Allowed up to 41 townhome residential dwelling units for an overall density of 9.09 units per acre with 60 percent of each unit being masonry material.
- 2006-160 Reduced the total number of units allowed from 41 to 22 for an overall density of 4.87 units per acre. Three townhomes were constructed on the site under this petition. These townhomes are not included in the current petition.
- 2010-043 Increased the number of units from 22 to 37 for an overall density of 8.6 units per acre, reconfigured the layout of the units and committed to 60 percent masonry material.

**• Proposed Request Details**

- The site plan accompanying this petition contains the following provisions:
  - 22 proposed single-family lots.
  - Eight-foot planting strip and six-foot sidewalk along Wendwood Lane.
  - Internal sidewalk connections to the public streets.
  - Internal street network that is private.
  - Conditional note on site plan committing that 60 percent of the proposed building elevations will be masonry material.

**• Public Plans and Policies**

- The *South District Plan* (1993), as amended by the Petition 2010-043, recommends up to 8.6 dwelling units per acre at this location.
- This petition is consistent with *South District Plan*.

**• 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 comments received.
  - **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.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** 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](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- 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
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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