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<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>	This 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>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> as amended by Petition 2010-043.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Valley Development, Inc Valley Development, Inc James G. Lunsford/Valley Development
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### 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 to 60 percent of the proposed building elevations will be masonry material.

- **Existing Zoning and Land Use**

The subject site is currently zoned UR-2(CD). The site is developed with the required road infrastructure and three townhome units. 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**

Southwest of the subject site, Petition 2008-019 rezoned 2.57 acres to UR-2(CD) to allow the development of 36 townhome units.

- **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*.
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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.
    - **Vehicle Trip Generation:**  
Current Zoning: 270 trips per day.  
Proposed Zoning: 250 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate 12 students. The net change in the number of students generated from existing zoning to the proposed zoning is 12 students.
  - **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.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Show that the minimum distance between the garage and sidewalk is 20 feet.
    2. Remove the cross section of the private street detail from the site plan.
    3. Add a note that single family lots will front on private streets.
    4. Show existing sidewalk and planting strip along North Wendover Road.
    5. Show a sidewalk connection from the proposed development to the public street (North Wendover Road Road).
    6. Add petition number 2013-016 to the site plan.
    7. Place conditional notes in one area of the site plan.
    8. Remove references to the prior proposed multi-family development in the conditional notes.
    9. Remove the following from portion of note #5: Where conditions on this plan differ from ordinances, standards policies and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
    10. Remove sheet two with the plat information from the conditional site plan.
    11. Provided on-street or off street parking areas for possible guest.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business 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