

<b>REQUEST</b>	Current Zoning: R-3, single family residential and UR-2(CD), urban residential, conditional Proposed Zoning: UR-2(CD), urban residential conditional, and UR-2(CD) SPA, urban residential, conditional, site plan amendment
<b>LOCATION</b>	Approximately 3.70 acres located between Randolph Road and Wendwood Lane near the intersection of Randolph Road, North Wendover Road and South Wendover Road. (Council District 1- Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 3.70 acres to allow the development of 63 attached dwelling units for an overall density of 17.02 units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Verdone Family Trust and NDIRA, INC Wendwood Parcel Keith MacVean / Moore and Van Allen
<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 requested density of 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 Walker seconded by Commissioner Eschert).

<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. Removed "Townhome style" from the Site Development Data and Note 2a.</li> <li>2. Added the proposed usable common open space for the residents to the plan.</li> <li>3. Added a note listing the materials and design of the proposed structures fronting along Wendwood Lane.</li> <li>4. Removed the Private Street and Private Alley cross sections from the plan.</li> <li>5. Added the proposed driveways and labeled that they will be either a minimum of 20 feet long or no greater than a maximum of seven feet from the garage to the proposed alley.</li> <li>6. Added and labeled the 400-foot sub lot requirement for the proposed townhomes to the plan.</li> <li>7. Added the Petition number 2013-037 to the site plan.</li> <li>8. Removed note 6A per Storm Water Services and added a note that the site will comply with PCCO.</li> <li>9. Added that non-residential uses in the UR-2 zoning district are not allowed.</li> <li>10. Added a six-foot sidewalk and a planting strip in accordance with the tree ordinance along Wendwood Lane.</li> <li>11. Added language stating 65% of the building material will be masonry product.</li> <li>12. Added that the side of the units facing Sterling Magnolia apartments will be a masonry material.</li> <li>13. Added that no circulation or parking except for possible fire access will be allowed between the subject property and Sterling Magnolia apartments.</li> <li>14. Added that exterior flood lights will not be allowed on the units adjacent to Sterling Magnolia apartments.</li> </ol>
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<b>VOTE</b>	Motion/Second:	Walker/Eschert
	Yeas:	Eschert, Johnson, Labovitz, Nealon, and Walker
	Nays:	None
	Absent:	Allen
	Recused:	Lathrop
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition to the Zoning Committee and indicated all outstanding site plan issues have been resolved. One Commissioner asked a question about the traffic concerns brought up at the Public Hearing. Staff responded and stated that the traffic generated by the proposed development would have a minor effect on the street network. There was no further discussion of this petition.	
<b>STAFF OPINION</b>	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**  
A portion of the subject site was rezoned under petition 2008-019. The approved site plan allowed the development of 36 for sale multi-family units on 2.58 acres for an overall density of 13.97 units per acre.
  - **Proposed Request Details**
    - The site plan accompanying this petition contains the following provisions:
      - Maximum of 63 attached multi-family units for a density of 17.02 units per acre.
      - Internal private street network, with a five-foot sidewalk linking the proposed units to the public street network.
      - A six-foot sidewalk and a planting strip in accordance with the tree ordinance will be placed along Wendwood Lane.
      - Minimum 65 percent of the exterior of each building will be constructed with brick, stone, synthetic stone, or precast stone. Vinyl not permitted as an exterior building material except for windows and soffits.
      - The proposed structures along Wendwood Lane will have architectural features that front along the street.
      - The proposed structures will not exceed three stories or 40 feet in height.
      - A 40-foot tree protection area along Randolph Road.
      - Surface parking between the proposed structures and Wendwood Lane is prohibited.
      - Detached lighting on the site will be limited to 15 feet in height.
      - Dedication of 50 feet of right-of-way from the centerline of Randolph Road.
      - A 40-foot building and parking setback along Randolph Road.
      - Number of buildings not to exceed 19.
      - May request a variance to not provide a sidewalk connection to Randolph Road due to site topography.
      - Exterior flood lights will not be allowed on the units adjacent to Sterling Magnolia apartments.
      - No circulation or parking except for possible fire access will be allowed between the subject property and Sterling Magnolia apartments.
      - Non-residential uses in the UR-2 zoning district are not allowed.
      - The proposed driveways will be either a minimum of 20 feet long or no greater than a maximum of seven feet from the garage to the proposed alley.
  - **Public Plans and Policies**
    - The *South District Plan* (1993), as amended by petition 2008-019, recommends multi-family up to 14 units per acre for a portion of the subject parcel.
    - The *South District Plan* prior to the rezoning in 2008 recommended multi-family up to 25 units per acre the subject area.
    - The proposed petition is inconsistent with the recommendation of the *South District Plan*; however, the requested density is consistent with the original recommendation of 25 units per acre.
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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 comments received.
  - **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 comments received.
  - **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](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- 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
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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