

REQUEST	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
LOCATION	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)
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed land use is inconsistent with the land use recommendation in the <i>South District Plan</i> ; however the requested density is consistent with the original recommendation of the <i>South District Plan</i> which was 25 units per acre for the subject parcels.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Verdone Family Trust and NDIRA, INC Wendwood Parcel Keith MacVean / Moore and Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
 - Eight-foot planting strip and six-foot sidewalk along Wendwood Lane.
 - Internal private street network, with a five-foot sidewalk linking the proposed units to the public street network.
 - Minimum 35 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.

- **Existing Zoning and Land Use**
 - The subject property is currently zoned R-3 and UR-2(CD) and is vacant. The surrounding properties are zoned R-3, R-12MF(CD), and UR-2(CD) and developed with various single family and multi-family residential structures.
 - **Rezoning History in Area**
 - Northeast of the subject site, Petition 2013-016 rezoned 2.57 acres to UR-2(CD) to allow the development of 22 detached single family units for an overall density of 5.15 units per acre.
 - **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.
 - **Vehicle Trip Generation:**
Current Zoning: 300 trips per day.
Proposed Zoning: 430 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate zero students. The net change in the number of students generated from existing zoning to the proposed zoning is two students.
 - **Charlotte-Mecklenburg Storm Water Services:** Petitioner should remove note 6A and add a note that the site will comply with the Post Construction Controls Ordinance.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove "townhome style" from the Site Development Data and Note 2a.
 2. Label and show the proposed usable common open space for the residents.
 3. Provide elevations of the proposed structures fronting along Wendwood Lane.
 4. Remove the Private Street and Private Alley cross sections.
 5. Show and label that 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.

6. Show and label the 400-foot sub lot requirement for the proposed units.
 7. Add the petition number 2013-037 on the site plan.
 8. Address Storm Water Services comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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