

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: R-8MF(CD), multi-family residential, conditional
LOCATION	Approximately 4.26 acres located on the east side of Providence Road between South Wendover Road and Providence Drive. (Council District 6 - Dulin)
SUMMARY OF PETITION	The petition proposes the development of 19 single family attached, for sale residential units at a density of 4.6 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Key, LLC and Cynthia H. Tyson Wendy Field, WFG Associates, LLC Jeff Orsborn, Orsborn Engineering Group
COMMUNITY MEETING STATEMENT OF CONSISTENCY	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 therefore, to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Nealon seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Amended Note 3 under Architectural Standards to include that elevations oriented to or visible from public or private streets shall be articulated at the pedestrian level with windows, doors, elements of architecture or include landscaping treatment to address blank walls on all elevations oriented to or visible from public or private streets. 2. Amended Note 1 under Architectural Standards to state that vinyl as a building material may only be used on windows and soffits. 3. Amended Note 2 under Architectural Standards to state that at least 30 percent of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of masonry products. 4. Added Note 8 under Streetscape and Landscaping specifying that the Class C buffer along Lot 10 on Providence Drive will be reduced with a pressure treated wood privacy fence similar to fence proposed by Lot 10 owners and stained to match. Fence will begin at the setback of Providence Drive and be installed approximately 15 feet from the property line and terminate approximately 40 feet from the rear lot line of Lot 10 as illustrated on the schematic site plan and coordinated with owner of Lot 10. 5. Amended Note 3 under Transportation to indicate that the petitioner shall improve the project frontage along Providence Drive to meet the standards for a local residential wide street to include on-street parallel parking. Final layout and design of on-street parking will be reviewed during the planned multi-family permitting process. 6. Illustrated on-street parallel parking on Providence Drive. 7. Added notes 9-12 under Streetscape and Landscaping to state the following: <ol style="list-style-type: none"> a. Petitioner will install street trees along Providence Drive between the sidewalk and back of curb. b. Street trees along the Providence Drive streetscape will include a mix of Willow Oak trees, Maple trees, and/or other varieties native to the Providence Drive neighborhood. c. Street trees will have a minimum caliper of 3 inch DBH. d. The proposed buffer areas will include a mixture of preserved trees and proposed trees and shrubs. Proposed landscape material will be selected from varieties native to the neighborhood including, but not limited to, Chindo, Viburnum,
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Cherry Laurel, Green Giant Arborvitae Hollies, Magnolias, Willow Oaks, Maples, etc. Buffer along Lot 10 on Providence Drive will primarily utilize Green Giant Arborvitae and will not include Magnolias.

8. Amended the interior courtyard perspective on Sheet RZ0.01 to reflect a larger area.
9. Amended Note 6 under Streetscape and Landscaping to state the setback along Providence Drive may be reduced per Section 9.303(19)(f) and the reduced setback shall not be less than 37 feet measured from the proposed back of curb.
10. Delineated the 37-foot setback as measured from the farthest location of the back of curb on Sheet C2.1.

VOTE

Motion/Second:	Nealon/Eschert
Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, Nealon and Walker
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee and noted all outstanding issues had been addressed. There was no discussion of this request.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 19 single family attached for sale residential units.
- Building height not to exceed two stories.
- Building materials may include masonry, tile, stucco or synthetic stucco, precast concrete, cedar shakes and hardie plank.
- Building elevations to include approximately 30 percent masonry products.
- Buildings elevations facing Providence Road and Providence Drive will simulate a front door.
- Private garages, parking pads and surface parking will be provided.
- The 28-foot Class C buffer will not be reduced except a portion along the northeast property boundary may be reduced to 21 feet in width.
- Additional right-of-way will be dedicated and conveyed along both streets.
- A bus stop waiting pad will be provided on Providence Road.
- A pedestrian refuge median will be provided on Providence Road near the intersection with Providence Drive.
- Freestanding lighting will be limited to 20 feet in height and will have full cut-off fixtures.

• **Public Plans and Policies**

- The *South District Plan (1993)* recommends single family residential land uses at this location.
- The *General Development Policies (GDP) (2003)* support residential densities up to eight units per acre.

Assessment Criteria	Density Category - >6 up to 8 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: 11	Total Points: 11

- The petition is consistent with the *South District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate one student. The net change in the number of students generated from existing zoning to proposed zoning is zero students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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*.
 - Building on an infill lot that scores high on the GDP for Accessibility & Connectivity.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- 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 Land Use and Environmental Services Agency Review

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