

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the residential use called for in the <i>South District Plan</i> . In addition, the site meets the criteria set forth in the General Development Policies for an increase in density up to five dwelling units per acre.
PROPERTY OWNER	Key, LLC and Cynthia H. Tyson
PETITIONER	Wendy Field, WFG Associates, LLC
AGENT/REPRESENTATIVE	Jeff Orsborn, Orsborn Engineering Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
- **Existing Zoning and Land Use**
The subject property contains a single family dwelling and is partially vacant. The surrounding properties are zoned R-3 and R-8(CD) and developed with single family detached dwellings and a few vacant lots.
- **Rezoning History in Area**
Petition 2001-08 rezoned 2.7 acres located on the south side of Vernon Drive, east of Providence Road and north of Wendover Road from R-3 to R-8(CD) to allow a mixture of 15 duplex, triplex and quadraplex residential units at a density of 5.5 units per acre.
- **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

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 115 trips per day.
Proposed Zoning: 150 trips per day.
 - **Connectivity:** 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Note 3 under Architectural Standards to include that side wall elevations 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. Amend Note under Architectural Standards to state that vinyl as a building material may only be used on windows and soffits.
 3. Amend 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. Add a note under Streetscape and Landscaping specifying whether the Class C buffer will be reduced with a fence, wall or berm.
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Attachments Online at www.rezoning.org

- Application
- 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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