

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: UR-1(CD), urban residential, conditional
LOCATION	Approximately 5.0 acres located on the north side of Providence Road West near the intersection of Tolliver Drive and Providence Road West. (Council District 7 – Driggs)
SUMMARY OF PETITION	The petition proposes to allow a maximum of 19 single family detached residential dwellings at a density of four units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Celadon Development, LLC The Ryland Group, Inc. John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and <i>General Development Policies (GDP)</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The zoning of abutting parcels are labeled on the site plan. 2. Amendments to Rezoning Plan heading and associated language have been removed from the site plan. General Provisions language has been modified to state future amendments to rezoning plan must be in accordance with the provisions of Section 6.207 of the Zoning Ordinance. 3. A six-foot sidewalk has been added along the proposed local residential medium street. Language under Streetscape and Landscaping has been amended to reflect this requirement. 4. Language has been added under Permitted Uses stating accessory uses to single family residential units are permitted uses. 5. Petitioner has modified paragraph under General Provisions by creating separate sentences, and removing reference to Celadon Development LLC and replacing with The Ryland Group, Inc. 6. Petitioner has modified Transportation language as follows: <ol style="list-style-type: none"> a. Added a note committing to the construction of a left turn lane with 150 feet of storage on Providence Road West to serve the Site. b. Added language stating dedication of right-of-way along Providence Road West will occur via quitclaim deed and subject to reservation for any necessary utility easements. 7. Petitioner has modified Architectural Standards with the following: <ol style="list-style-type: none"> a. New language references a booklet that contains schematic architectural renderings of the front elevations of the proposed single family homes. The petitioner did submit the booklet as part of the revised site plan submittal. b. Added language stating that the permitted exterior building materials for the front elevation of each single family detached home shall be face brick, manufactured stone, architectural block or similar masonry materials, stucco and cementitious siding and shake or a combination thereof. c. Added language stating that vinyl siding shall not be a permitted exterior building material. However, vinyl accents, such as trim components, shall be permitted; vinyl may be utilized on the soffits of the single family detached homes and vinyl windows may be installed on the single family detached homes.
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8. The revised site plan now shows a proposed 6-foot shadowbox fence located 5 feet off the property lines of proposed lots 9 through 11. Petitioner shows 11 Crepe Myrtle (4 gallon) and 12 Steeds Holly (7 gallon) proposed to be planted within the 5-foot area along rear property lines of Lots 9 and 10. A detail of the proposed shadowbox fence is now shown on the site plan.
9. The petitioner has added language under Streetscape and Landscaping that states prior to issuance of a building permit for construction of a home on Lots 9-11, the following must be accomplished:
10. The above-mentioned shadowbox fence must be installed along the rear property lines of Lots 9 through 11.
11. Noted Crepe Myrtle and Steeds Holly must be installed along the rear property lines of Lots 9 and 10.

VOTE

Motion/Second:	Walker/Eschert
Yeas:	Dodson, Eschert, Labovitz, Low, Ryan and Walker
Nays:	None
Absent:	Allen
Recused:	None

ZONING COMMITTEE DISCUSSION

Planning staff presented this item to the Committee, focusing on the items that were added to the site plan since the public hearing, and based upon community input. Staff noted the items pertained to providing additional screening along the rear of Lots 9, 10, and 11 (portion). Staff also identified additional architectural commitments per new development notes, and stated that several building elevations (distributed to Commissioners prior to the start of the Work Session) were provided with the revised site plan package submittal.

There was no discussion of this petition.

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 detached homes at a density of four dwelling units per acre, with new local residential street for access to Providence Road West.
 - Maximum 40-foot building height.
 - Installation of a six-foot wide sidewalk and eight-foot planting strip along Providence Road West.
 - Dedication of 30 feet of right-of-way from the center line of Providence Road West with final platting of the site.
 - Construction of a left-turn lane (with 150 feet of vehicular storage) on Providence Road West to serve the new development.
 - Exterior of side and rear elevations of each single family detached home to be all brick, excluding windows and trim.
 - Permitted exterior building materials for the front elevation of each single family detached home will be face brick, manufactured stone, architectural block or similar masonry materials, stucco and cementitious siding and shake or a combination thereof.
 - Vinyl siding shall not be a permitted material, but vinyl accents such as trim components, will be allowed.
 - Building elevations.
 - Prior to issuance of a building permit for the construction of a single family detached home on Lots 9-11, petitioner must provide a six-foot tall shadowbox fence along the rear of those lots. Site plan also depicts trees and shrubs (including types) to be planted along the fence.

- Provision of building elevations and a detail of the proposed shadowbox fence.
 - Proposed water quality features, including sand filter, detention basin, and 30-foot post construction buffer.
 - **Public Plans and Policies**
 - The petition is consistent with the land use recommended in the *South District Plan* and with the *General Development Policies* criteria for an increase in density up to four 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 Police Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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 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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Police Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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