
REQUEST	Current Zoning: UR-1(CD), urban residential, conditional Proposed Zoning: UR-1(CD) SPA, urban residential, conditional, site plan amendment
LOCATION	Approximately 3.61 acres located on the west side of Little Hope Road between Marsh Road and Paddock Circle. (Council District 1 - Maddalon)
SUMMARY OF PETITION	The site plan amendment proposes to allow different architectural standards in affiliation with a previously approved single family residential development.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Park Woodlawn Area Plan</i> .
PROPERTY OWNER	Modern Dwellings LLC
PETITIONER	Grandfather Homes
AGENT/REPRESENTATIVE	William Royal
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

Approval of petition 2006-077 rezoned the subject property from R-4 (single family) to UR-1(CD) (urban residential, conditional) in order to allow the construction of 13 single-family lots, 2 lots for duplexes, and a public and private road system. The approved development proposed a modern architectural building design.
- **Proposed Request Details**

The site plan amendment contains the following changes:

 - Change approved elevations with a modern design to new elevations with a bungalow/craftsman style. Building materials remain the same.
 - Retain same number of lots and allow slight modifications to lot configuration and street layout to accommodate new building product and style.
 - Modify the approved number and type of units (13 single family detached homes and up to four units in two duplex homes), by eliminating the duplex homes and replacing with two single family detached homes. Modification results in a total of 15 single family detached homes, and a decrease in density from 4.7 units per acre to 4.2 units per acre.
 - Removal of note specifying type of unit (single family detached or duplex) to be constructed on lots 14 and 15 and maximum number of stories.
 - Removal of note specifying material to be used on first floor of proposed single family dwelling on lot 14, and on the portion of the duplex on lot 15 that faces Little Hope Road.
 - Reduction of impervious area from 54 percent to 35 percent.
 - Removal of common green area with rain garden.
 - Removal of note stating proposed private street and common areas to be maintained by a homeowners association.
- **Existing Zoning and Land Use**

A portion of the rezoning site is undeveloped, and four single family homes are located on the remaining acreage. The site is surrounded by predominantly single family and multi-family development, as well as civic and institutional uses on properties zoned R-4 (single family residential), R-6(CD) (single family residential, conditional), R-12MF(CD) (multi-family residential, conditional), R-17MF(CD) (multi-family residential, conditional), R-20MF (multi-family residential), R-43MF (multi-family residential), and INST(CD) (institutional, conditional).
- **Rezoning History in Area**

Rezoning petition 2009-04 rezoned approximately 12.48 acres located on the north side of Marsh Road between Park Road and Selwyn Farms Lane from R-15MF(CD) (multi-family, conditional) to R-17MF(CD) (multi-family, conditional) in order to allow the construction of 181 multi-family units in two phases.

- **Public Plans and Policies**

- The *Park Woodlawn Area Plan* (2013) recognizes approval of rezoning petition 2006-077 and recommends residential up to 5 dwelling units per acre.
 - This petition is consistent with the *Park Woodlawn Area Plan*.
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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.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 150 trips per day.
Proposed Zoning: 150 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **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.
 - **Urban Forestry:** 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*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Show and label required six-foot sidewalk and eight-foot planting strip along Little Hope Road frontage.
 2. Specify material of proposed fence at boundary lines shared with 3416 Little Hope Road.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation 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
- Urban Forestry Review

Planner: Claire Lyte-Graham (704) 336-3782