

REQUEST	Current Zoning: R-4, single family residential Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	Approximately 1.58 acres located on the south side of Woodlawn Road between Old Woods Road and Fairbluff Place. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes a residential development consisting of 14 units: 12 attached multi-family units and two single family detached units. The density is 8.89 units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Park Woodlawn Area Plan</i> , which recommends single family attached dwelling units with individual entrances to the public street, and supports an overall density of 12 dwelling units per acre.
PROPERTY OWNER	Kyle Short
PETITIONER	Kyle Short
AGENT/REPRESENTATIVE	Stephen Overcash
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 26

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Maximum of 12 multi-family residential dwelling units and two single family detached units.
 - Individual and shared entrances that front public and private streets.
 - A 10-foot wide buffer around exterior property boundary abutting residential uses and zoning.
 - Building materials include wood or synthetic wood, brick or stone, stucco or synthetic stucco, and metal panels.
 - Providing 400 square feet of private open space per unit.
 - Detached lighting limited to 20 feet in height.
 - An eight-foot tall wooden privacy fence will be installed along the side and rear property lines.
 - A stucco or masonry wall will be provided along the front of the development.

- **Existing Zoning and Land Use**
 - The subject property is zoned R-4 (single family residential) and developed with a single family dwelling. Surrounding properties are zoned R-4 (single family residential), R-8MF(CD) (multi-family residential, conditional), and UR-2(CD) (urban residential, conditional) and developed with single family detached and single family attached dwellings. One lot is zoned B-1 (neighborhood business) and developed with a gas station and convenience store.

- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.

- **Public Plans and Policies**
 - The *Park Woodlawn Area Plan* (2013) recommends residential uses at four units per acre but supports an increase in density up to 12 dwelling units per acre for large parcels subject to certain parameters and design guidelines. These include:
 - relation to the surrounding context along E. Woodlawn Road,
 - provision of a pedestrian scale street presence, and
 - building heights limited to 40 feet adjacent to single family properties.
 - The petition is consistent with the *Park Woodlawn Area Plan*. The abutting properties generally have rear yards abutting the subject site, which is larger in acreage than surrounding parcels. The proposed single family attached style of development is oriented to E. Woodlawn Road, with front entrances onto the public street, rear loaded parking and the maximum 40-foot height limit which is compatible with the surrounding single family homes.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Transportation:** Requests the petitioner dedicate 50 feet of right-of-way measured from the existing centerline along the site's public street frontage on E. Woodlawn Road.
 - **Vehicle Trip Generation:**
 - Current Zoning: 80 trips per day.
 - Proposed Zoning: 125 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate one student, while the development allowed under the proposed zoning will produce two students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is one student.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Engineering and Property Management:** The possible detention location is not consistent with the natural drainage patterns for the majority of the site and may not completely satisfy anticipated storm water requirements. Drainage pipe alignment should be relocated to provide a minimum 15-foot wide path clear of required buffers and structures.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

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. Specify maximum building height in stories.
 2. Specify permitted uses.
 3. Specify buffer will be developed per Class C buffer standards.
 4. Provide and label guest parking.
 5. Show and label a 13-foot wide planting strip and six-foot wide sidewalk along Woodlawn Road per the *Park Woodlawn Area Plan* instead of the 18-foot wide planting strip and sidewalk of undetermined width currently shown on the site plan.
 6. Amend Development Summary to reflect a 14-foot setback.
 7. Amend the sidewalk along the internal street to six feet.
 8. Label and indicate the dimensions of the area between the private internal street and the sidewalk.
 9. Provide a note that the curb along the internal private street will be standard curb (not roll curb).
 10. Provide a planting strip between the sidewalk and the private street the full length of the area beside unit 1.
 11. Indicate maximum height of the retaining wall.
 12. Correctly measure and label the 14-foot setback along E. Woodlawn Road, which should be measured from the back of the future curb.
 13. Revise General Provisions Note #1, last sentence, as follows: "Where specified conditions on this plan differ from ordinance, standards, ~~policies and approaches~~ in existence at the time of formal engineering plan review submission, the more restrictive shall apply."
 14. Eliminate the following sentence in General Provisions Note #2: "The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking and circulation patterns."

15. Note that the finished side of the proposed privacy fence will face the adjacent properties.
 16. Provide details on the stucco or masonry wall along the rear of the buildings backing up to Woodlawn Road.
 17. Provide elevations along Woodlawn Road.
 18. Remove tree save area that is located in the right-of-way along E. Woodlawn Road.
 19. Submit plan to Fire Marshall for review as the fire access as shown may be an issue that would dramatically alter the site plan.
 20. Specify parking area for Units 13 and 14.
 21. Label right-of-way along E. Woodlawn Road to be dedicated.
 22. Correctly label five-foot side yard at rear of property as a 10-foot rear yard.
 23. Address CDOT comment.
 24. Address Engineering and Property Management comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte Fire 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
- Urban Forestry Review

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