

<b>REQUEST</b>	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: UR-1(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 5.05 acres located on the east side of Sardis Road between Waverly Hall Road and Chevron Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes the development of 15 single family detached dwelling units at a density of three units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Sardis Road Land Company, LLC Sardis Road Land Company, LLC David Booth, Land Design, Inc.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be inconsistent with the <i>South District Plan</i> but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-1 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Allen).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-1 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Note number four under "Access and Transportation" has been removed.</li> <li>2. Eight-foot planting strips and six-foot sidewalks have been provided along all public street frontages.</li> <li>3. Lots have been modified to show that storm water detention facilities will be placed in common areas and not on private lots.</li> <li>4. Sidewalks connections for lots 8, 9, have been shown to comply with Section 9.406(8)(d)(v).</li> <li>5. A Wetlands Letter has been provided to Engineering and Property Management.</li> <li>6. A minimum spacing distance and number of pedestrian lights has been provided.</li> <li>7. A detail of the brick wall showing the height of the retaining walls along the site's frontage has been provided.</li> <li>8. The request for on-street parking has been rescinded by staff.</li> </ol>
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<b>VOTE</b>	Motion/Second: Nelson/Eschert
	Yeas: Allen, Dodson, Eschert, Nelson, and Sullivan
	Nays: Ryan
	Absent: Labovitz and Walker
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition to the Zoning Committee and indicated that all the outstanding issues had been addressed. A Commissioner asked staff about the changes in the elevations and why the development was not designed to front along Sardis Road. Staff responded that the petitioner provided conditional notes to require 30 percent masonry material and that the conditional notes provided some flexibility and variations of materials. The site was designed to face the internal private street since the required retaining wall and grade change made it difficult to front along Sardis Road. Proposed lots eight and nine will have sidewalk connections to Chevron Drive per the Ordinance requirements for urban residential districts. There was no further discussion of this petition.
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<b>MINORITY OPINION</b>	One Commissioner felt that the development should front along Sardis Road and provide more "eyes on the street." The Commissioner believes that the proposed development will not relate to the surrounding properties and that is not in the public's best interest.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the majority of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Background**

- Approval of petition 2011-033 rezoned the subject property from R-3 (single family residential) to INST(CD) (institutional, conditional) to allow the development of 54 senior independent living units consisting of duplexes, multi-family style buildings and two condominium units. The approved plan included amenity areas, tree save areas, and proposed building elevations.

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 14 new single family detached dwellings and one existing single family detached dwelling for a density of three units per acre.
- Building elevations for the proposed structures.
- Building materials consisting of brick, hardi-plank, cementitious board, architectural shingles, and stone veneer.
- Proposed structures will have at least 30 percent masonry material.
- Vinyl may not be a permitted as an exterior material expect for soffits and window trim.
- Maximum building height of 48 feet.
- Pedestrian scale lighting along internal private street. Detached lighting not to exceed 20 feet in height.
- Internal private street with eight-foot planting strips and five-foot sidewalks.
- Eight-foot planting strip and six-foot sidewalk provide along all public street frontages.
- Eight-foot planting strip and five-foot sidewalk along the site's internal private street.
- A note that pedestrian scale lighting will be placed no greater than 25 feet apart.
- A gated vehicle entry from Sardis Road and Chevron Drive.
- 30-foot class "C" buffer abutting R-3 (single-family) property.
- 33 percent tree save for the entire site.
- Tree save areas along the site's Sardis Road frontage.
- Possible rain gardens for storm water detention.
- A brick wall not to exceed five feet in height will be provided along the site's frontage on Chevron Drive.

• **Public Plans and Policies**

- *The South District Plan* (1993), as modified by petition 2011-033, recommends institutional for the subject property.
- Prior to the previous rezoning in 2011, the *South District Plan* recommended single family residential at up to 3 dwelling units per acre for the subject property.
- The petition is inconsistent with the *South District Plan*.

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**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:** 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.
  - **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*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- 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
- 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:** Solomon Fortune (704) 336-8326