

REQUEST	Current Zoning: INST (CD) (institutional, conditional) Proposed Zoning: UR-1(CD) (urban residential, conditional)
LOCATION	Approximately 5.05 acres located on the east side of Sardis Road between Waverly Hall Road and Chevron Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the development of 15 single family detached dwelling units for a density of three units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>South District Plan</i> recommendation for institutional uses; as amended by the previous petition; however, it is consistent with the original recommendation of the <i>South District Plan</i> , which recommended single family at a density of up to three dwelling units per acre and is consistent with the surrounding land use patterns.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Sardis Road Land Company, LLC Sardis Road Land Company, LLC David Booth, Land Design, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

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 consist 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 five-foot sidewalk along the site's frontage.
 - 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.
- **Existing Zoning and Land Use**
 - The subject property is occupied with one single family dwelling. Surrounding properties on either side of Sardis Road are zoned R-3 (single family residential) and developed primarily with single family dwellings, a few offices, and a religious institution.

- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **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:** Petitioner should provide eight-foot planting strip and six-foot sidewalk along all public street frontages.
 - **Vehicle Trip Generation:**
 - Current Zoning: 300 trips per day.
 - Proposed Zoning: 180 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce eleven students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 11 students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** A wetlands letter has been submitted as requested by Engineering and Property Management.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** Petitioner should add a note that the large oak tree near the corner of Sardis Road and Chevron Drive will be saved and preserved during all phases of construction.
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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 City's tree canopy by exceeding the minimum tree save requirement.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove note number four under "Access and Transportation."
 2. Provide on-street parking along the internal private street.
 3. Provide an eight-foot planting strip and six-foot sidewalk along all public street frontages.
 4. Provide a note that storm water detention facilities will be placed in common areas and not on private lots.
 5. Provide elevations and sidewalks connections for lots 8, 9, and 10 to comply with Section 9.406(8)(d)(v).
 6. Provide a detail of the brick wall showing the height of the retaining walls along the site's frontage.
 7. Provide a minimum spacing distance and minimum number of pedestrian lights to be installed along the internal private street.
 8. Address Transportations comment.
 9. Address Engineering and Property Managements comment.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood and 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