

|   |   |
|---|---|
| <b>REQUEST</b>  | Current Zoning: R-3 (single family residential) and UR-2(CD) (urban residential, conditional)<br>Proposed Zoning: UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment)  |
| <b>LOCATION</b>   | Approximately 9.09 acres located on the southwest corner at the intersection of Carmel Road and Colony Road.<br>(Council District 6 - Smith)  |
| <b>SUMMARY OF PETITION</b>                                    | The petition proposes to develop up to 43 single family attached dwelling units, in two phases, at a maximum density of 4.73 dwelling units per acre.   |
| <b>STAFF RECOMMENDATION</b>                                   | Staff recommends approval of this petition upon resolution of outstanding issues. The <i>South District Plan</i> recommends residential development for the subject property. The plan supports four units per acre for the 1.5-acre portion currently zoned R-3 (single family residential) for a total of 6 units. The <i>South District Plan</i> , as amended by a previous rezoning, supports 4.7 units per acre for the 7.59 acre portion currently zoned UR-2(CD) (urban residential, conditional) for a total of 36 units.<br><br>The plan supports a total of 42 units at a density of 4.6 units per acre for the combined properties. The proposal for 43 single family attached units is consistent with the residential use recommended by the <i>South District Plan</i> , and the proposed density represents a minor increase from 4.62 units per acre, as supported by the plan, to 4.73 units per acre. |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Colony Carmel Investors, LLC and W.W. Hagood, Jr. Trust<br>Copper Builders, Inc. and Cambridge Properties, Inc.<br>John Carmichael, Robinson Bradshaw & Hinson  |
| <b>COMMUNITY MEETING</b>                                      | Meeting is required and has been held. Report available online.<br>Number of people attending the Community Meeting: 30   |

**PLANNING STAFF REVIEW**

- **Background**
  - Petition 2005-162 rezoned 7.64 acres of the total 9.09 acres included in the subject rezoning from R-3 (single family residential) to UR-2(CD) (urban residential, conditional) to allow 36 for-sale condominium units in three buildings. One attached residential dwelling was built in 2010.
- **Proposed Request Details**

The site plan amendment contains the following changes:

  - Up to 36 single family attached dwellings and one single family attached dwelling is proposed in Phase 1 of the development.
  - The single family attached unit shall be demolished and replaced with up to seven single family attached dwelling units in Phase 2 of the development.
  - Minimum setback of 14 feet along Colony Road and Carmel Road.
  - Maximum height of single family attached units is two stories. However, some units may have two stories above a basement.
  - Building materials consist of brick, stone, cementitious siding, miratec trim, and stucco. Vinyl shall not be a permitted exterior building material for the attached units but may be utilized on the soffits and vinyl windows.
  - A minimum 75 percent of each façade of the attached units shall be composed of brick, stone, or a combination thereof.
  - Screen wall with gated pedestrian access along frontage of units that front on Carmel Road or Colony Road.
  - Minimum of two parking spaces provided for each attached dwelling unit and up to 22 on-street parking spaces provided on one side of the proposed private street.

- Walking trails to be installed on site.
- Detached lighting limited to 20 in height.
- No standards from the previous rezoning remain.

The proposed petition contains the following provisions for the entire site:

- A separate lot may be created for the attached dwelling unit.
  - Vehicular access to the site off Colony Road via a proposed private internal street.
  - A proposed pedestrian access point off Carmel Road that leads to community open space.
  - Maximum height of the single family attached dwelling unit is 40 feet.
  - No expanses of blank wall in excess of 20 feet on facades facing Colony Road and/or Carmel Road.
  - Screen wall with gated pedestrian access to units that front on Carmel Road or Colony Road.
  - Gated pedestrian access points to Colony Road will be provided for units with sides along Colony Road. Each unit will have a decorative privacy wall enclosing private open space and a gate leading to a five-foot sidewalk that leads out to Colony Road.
  - Existing pond to remain.
  - Walking trails to be installed on site.
  - Private roll out trash and recycling containers to be utilized by the community and picked up by a private service.
  - Schematic architectural rendering of front elevation of the single family attached units provided.
- **Existing Zoning and Land Use**
    - The subject property is developed with one attached residential structure. The surrounding properties are zoned R-3 (single family residential) and developed with single family attached dwelling units, a religious institution, a park, and a school.
  - **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) recommends residential development for the subject property.
    - The *South District Plan* supports six units at a density of four units per acre for the 1.5-acre portion of the site that is currently zoned R-3 (single family residential). The plan, as amended by rezoning 2005-162, supports 36 multi-family units at a density of 4.7 units per acre for the portion of the site currently zoned UR-2(CD) (urban residential, conditional). The plan supports a total of 42 units at a density of 4.6 units per acre for the combined properties.
    - The petition is consistent with the residential use recommended by the *South District Plan*, and the proposed density represents a minor increase from 4.62 units per acre, as supported by the plan, to 4.73 units per acre.
- 

#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:**
  - Amend the site plan to reflect the street connection to Carmel Road as required per the Subdivision Ordinance.
  - Amend the site plan to reflect installation of a median along the access drive on Carmel Road to restrict the driveway to right-in/right-out movements. The design of the median will be detailed during the construction permitting process.
  - Relocate the proposed privacy wall at the intersection of Carmel Road and Colony Road out of the 35-foot by 35-foot site triangle.
  - **Vehicle Trip Generation:**  
Current Zoning: 270 trips per day.  
Proposed Zoning: 320 trips per day.
  - **Connectivity:** Proposed street should connect to Carmel Road as it is a network required street per the Subdivision Ordinance.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students 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 zero students.

- **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.
- 

#### **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*.
  - Protects/restores environmentally sensitive areas by preserving an existing pond.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Show location of solid waste and recycling facilities as required Per Section 12.403 of the City of Charlotte Zoning Ordinance.
    2. Provide cross-section of screen wall with pedestrian gates.
    3. Specify percentage of tree save provided.
    4. The Subdivision Ordinance requires a 30-foot wide internal street that connects to Colony Road and Carmel Road. Street must be 30 feet wide measured from face of curb and a local residential wide street type is required if on-street parking is provided.
    5. Show building and parking footprint for Phase 2 as a separate inset.
    6. Provide elevations for any façade that will be oriented toward a public or private street.
    7. Design elevations for end units that front Colony Road with architectural details that create a sense of entry and develop a pedestrian scale orientation towards Colony Road.
    8. Amend Sheet RZ-1 to state that existing residential structure is to remain in Phase 1.
    9. Address CDOT comments.
- 

#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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:** Sonja Sanders (704) 336-8327