

| | |
|--|--|
| REQUEST | Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional) |
| LOCATION | Approximately 2.6 acres located on the southwest corner of Fairview Road and Closeburn Road between Park Road and Park South Drive. (Council District 6 - Smith) |
| SUMMARY OF PETITION | The petition proposes to allow up to 27 attached residential units, at a density of 10.38 dwelling units per acre. |
| PROPERTY OWNER | 5620 Fairview, LLC, 5628 Fairview, LLC, Miller Vanderlip, Dianah Colburn, Elsie White, Thomas B. Furr, Jr., Gail Furr, Judith Caston and H. Russell Caston |
| PETITIONER AGENT/REPRESENTATIVE | Crossroads Realty Group, LLC Jeff Brown and Keith MacVean, Moore & Van Allen |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10 |
| STATEMENT OF CONSISTENCY | <p>This petition is found to be consistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The proposed single family attached use is consistent with the residential use called for in the adopted area plan; and • The proposed site qualifies for an increase in density up to 17 dwelling units per acre. <p>Therefore, this petition is found to be and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • Units along Closeburn Road will be oriented so that front doors of units front the street; and • Units along Fairview Road will be oriented so that either front doors or sides of units will be oriented toward the street and the rear of units and garages may not be oriented toward either street; and • A 15-foot wide landscaped area will be provided abutting existing residential zoning and/or land use to the side and rear of the site; and • A pedestrian pocket park that will be improved with landscaping and seating areas will be provided; and • Construction traffic is limited to Fairview Road; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Eschert).</p> |

| | |
|------------------------------------|---|
| ZONING COMMITTEE ACTION | <p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Specified minimum plantings within the 15-foot landscaped areas as four trees per 100 linear feet and a variety of evergreen and deciduous shrubs at a rate of 10 shrubs per 100 linear feet. 2. Specified that the proposed pocket park will be improved with landscaping and seating areas. 3. Addressed Engineering comment by adding the following note: The petitioner will provide peak flow control for the 100-year, six-hour storm run-off from the developed site to the predevelopment peak flow rate. The petitioner reserves the right to perform a 100-year storm no rise analysis of the site to demonstrate that the additional peak control for the 100-year storm event is not needed. 4. Added the following notes under the heading of Construction Traffic |
|------------------------------------|---|

and Construction Staging:
 (a) The petitioner will direct construction traffic from and to the site and deliveries of construction materials to use Fairview Road to access the site.
 (b) Staging for the development of the site will occur on site.

VOTE Motion/Second: Walker/Ryan
 Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan and Walker
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION Staff provided an update of the petition noting that there are no outstanding issues. Staff noted the petition is consistent with the *South District Plan*. A committee member stated that the project addresses the street well and is designed well. There was no further discussion.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 27 attached dwelling units, with 400 square feet of private open space per unit.
- Building height not to exceed three stories and 45 feet in height.
- Minimum of two parking spaces per unit will be provided via a two-car garage.
- Visitor parking located along the site's internal driveways.
- Total number of principal buildings not to exceed 12.
- No surface parking between the proposed buildings and Fairview Road or Closeburn Road.
- A 14-foot setback along Closeburn Road measured from the back of the proposed curb.
- A 29-foot setback along Fairview Road measured from the back of the existing curb or 24 feet as measured from the back of the proposed curb.
- Access to the site will be provided via private driveways on Fairview Road and Closeburn Road.
- Access to each unit will be from an internal private drive or alley.
- Building materials will consist of brick, stone, precast stone, synthetic stone, cementitious siding, stucco, EIFS, decorative metal panels, and decorative block and/or wood.
- A minimum 65 percent of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, precast stone, decorative block, or stucco. Accent portions of the roofs on the buildings will be constructed utilizing architectural shingles while portions of the roofs may also be constructed utilizing metal materials.
- Vinyl siding is prohibited as an exterior building material except for windows, soffits, garage doors and handrails/railings.
- Units abutting Closeburn Road will be oriented so that front doors of units front the street.
- Units abutting Fairview Road will be constructed so the either front doors or the side of the units will be oriented toward the street. The rear of units or garages may not be oriented toward Fairview Road or Closeburn Road.
- Front, side and rear building elevations have been included.
- A six-foot sidewalk will be provided along Closeburn Road and Fairview Road. An eight-foot planting strip will be provided along Closeburn Road and a 13-foot planting strip will be provided along Fairview Road.
- A 15-foot wide landscaped area will be provided abutting existing residential zoning and/or land use to the side and rear of the site. This landscaped area will provide four trees per 100 linear feet and a variety of evergreen and deciduous shrubs at a rate of 10 shrubs per 100 linear feet. Area may contain a sidewalk and be used to meet the private open space requirement.
- Each unit will be connected to the sidewalks along public streets via a minimum five-foot sidewalk.

- Pocket park improved with landscaping and seating areas.
- Up to 50 feet of right-of-way from the centerline of Fairview Road will be dedicated to the City of Charlotte.
- Construction traffic from and to the site and deliveries of construction materials to use Fairview Road to access the site.
- A pedestrian refuge island will be constructed in the existing landscape median on Fairview Road near the intersection of Closeburn Road.
- Above ground backflow preventers and transformers will be located internally and not in the proposed setbacks.
- Providing peak flow control for the 100-year, six-hour storm run-off from the developed site to the predevelopment peak flow rate. Petitioner may perform a 100-year storm no rise analysis of the site to demonstrate that the additional peak control for the 100-year storm event is not needed.
- Detached lighting will be limited to 15 feet in height.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends residential land uses at this location.
 - The *General Development Policies* (GDP) (2003) support residential densities up to 17 units per acre.

| Assessment Criteria | Density Category - up to 17 dua |
|------------------------------------|---------------------------------|
| Meeting with Staff | 1 (Yes) |
| Sewer and Water Availability | 2 (CMUD) |
| Land Use Accessibility | 2 (Medium) |
| Connectivity Analysis | 3 (Medium) |
| Road Network Evaluation | 1 (Yes) |
| Design Guidelines | 4 (Yes) |
| Other Opportunities or Constraints | NA |
| Minimum Points Needed: 12 | Total Points: 13 |

- The proposed request is consistent with the *South District Plan* and the *General Development Policies*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Transportation:** No issues.
- **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.

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.

OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System 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