

November 17, 2014

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the residential use called for in the <i>South District Plan</i> . In addition, the site meets the criteria set forth in the <i>General Development Policies</i> for an increase in density up to 17 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

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.
- 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 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 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.
- Up to 50 feet of right-of-way from the centerline of Fairview Road will be dedicated to the City of Charlotte.
- 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.
- Detached lighting will be limited to 15 feet in height.
- **Existing Zoning and Land Use**
 - The subject properties are currently developed with single family homes and a duplex/triplex unit. Surrounding uses include single family, multi-family and office uses in R-3 (single family residential), R-12MF(CD) (multi-family residential, conditional), R-17MF and R-22MF (multi-family residential), UR-C(CD) (urban residential, conditional), MUDD-O (mixed use development, optional) and O-1 (office) districts.
- **Rezoning History in Area**
 - Recent rezonings approved in the area include:
 - Petition 2011-09 approved a MUDD-O (mixed use development, optional) site plan amendment for 7.81 acres located on Carnegie Boulevard to modify the existing approved building layout, increase the number of multi-family units, and reduce the building height.
 - Petition 2009-082 rezoned 0.55 acres located on the north side of Fairview Road from R-3 (single family residential) to O-1(CD) (office, conditional) to allow reuse of an existing single family home as an office.
 - Petition 2009-035 rezoned approximately 4.0 acres located on the southwest corner of Park South Drive and Fairview Road from R-43MF (multi-family residential) to MUDD-O (mixed use development, optional) to add 50 age restricted residential units and 10,000 square feet of ground floor retail to a site that contained a 163-unit age restricted housing tower.
- **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.
 - **Vehicle Trip Generation:**
 - Current Zoning: 80 trips per day.
 - Proposed Zoning: 160 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.

- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students, while the development allowed under the proposed zoning will produce three 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:**
 - Provide peak flow control for the 100-year, six-hour storm runoff from the developed site to the predevelopment peak flow rate.
 - Meet tree save requirements per the Charlotte Tree Ordinance.
 - **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*.
 - The site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 - Specify minimum plantings within the 15-foot landscaped areas.
 - Remove pocket park designation or specify how the areas will be improved.
 - Address Engineering 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-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