
REQUEST	Current Zoning: UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)
LOCATION	Approximately 1.21 acres located on the north side of East Woodlawn Road between Brandywine Road and Selwyn Avenue. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow the construction of eight multi-family residential dwelling units for an increase in the total number of units on the site from 16 to 24, and an increase in density from 13.2 units per acre to 19.8 units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed residential use is consistent with the <i>Central District Plan</i> , as amended by a previous rezoning, but the proposed density exceeds the recommended density of up to 17 units per acre. However, the site fronts a major thoroughfare and the proposal is a minor expansion of an existing development.
PROPERTY OWNER	Park Selwyn, LLC
PETITIONER	Park Selwyn, LLC
AGENT/REPRESENTATIVE	Jeff Brown, Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

PLANNING STAFF REVIEW

• Background

- The site plan approved with Petition 1999-034 and administratively amended in 1999 contains the following conditions:
 - Allowed the construction of 16 multi-family dwelling units in three buildings at a density of 13.2 units per acre.
 - Limits the maximum building height to 44 feet, 6 inches.
 - Provides parking at a rate of 1.5 spaces per unit.
 - Provides screening in the form of a six-foot high fence along the rear property line.
 - Specifies that the exterior building finish shall be a combination of brick and siding.
 - Preserves the lower/eastern portion of the site and floodplain as undisturbed open space.
 - Limits height of parking area lighting to ten feet and requires lighting to be designed to direct light away from or shield light from the residential area.
 - Places large maturing trees in the rear yard.
 - Specifies that rear building elevations shall consist of all masonry veneer and may be accented with siding on the perpendicular areas not facing Hassell Place residents.
 - Requires the lower/eastern portion of the site to be dedicated to Mecklenburg County Parks and Recreation and stipulates the dedication will occur prior to the issuance of any certificate of occupancy.
 - Commits to the construction and completion of the screening wall following the site work and grading prior to further development of the site.
 - Prohibits exterior construction work on Sundays.

• Proposed Request Details

The site plan amendment contains the following changes:

- Increases the number of total dwelling units from 16 to 24 by allowing the construction of a fourth building containing eight units, for an increase in density from 13.2 units per acre to 19.8 units per acre.
- Removes the specified building height to allow height per the Zoning Ordinance standards and specifies that the building will have a three-story elevation as seen from Woodlawn Road.
- Continues/extends the existing six-foot screening wall along the rear property line and commits to the construction of the wall prior to development of the new building.
- Increases the height of the existing screen wall so that the minimum height is five feet on the development side and six feet on the Hassell Place side.

- Provides large maturing trees behind the new building, between the screen wall and the residents fronting Hassell Place.
 - Provides building design, scale and architecture for the new building to match the existing buildings.
 - Relocates the dumpster from along the rear of the site to the opposite side of the parking lot, next to the existing, western most building.
 - Shows that the lower/eastern portion of the site has been dedicated to Mecklenburg County Parks and Recreation and provides a reference to the Map Book and page on which it is recorded in the Mecklenburg County Register of Deeds.
 - Reserves a 20-foot construction easement within the area to be dedicated to Parks and Recreation and commits to replanting the area with a mixture of deciduous and evergreen, large, maturing trees.
 - Removes the notes committing to the preservation of the lower/eastern portion of the site and floodplain as undisturbed open space.
 - Removes the note requiring the installation of residential type building sprinklers.
 - Removes the note requiring a minimum building separation of 14 feet.
 - **Existing Zoning and Land Use**
 - The site is currently used for multi-family residential, with 16 existing dwelling units.
 - The property to the north and east of the site is zoned R-3 (single family residential) and R-5 (single family residential) and is developed with single family homes, duplexes and a church. Property to the south is zoned R-17MF(CD) (multi-family residential, conditional) and developed with a 17-unit multi-family building at a density of 11.4 units per acre. Property to the west is zoned B-1 (neighborhood business) and developed with a mix of non-residential uses.
 - **Rezoning History in Area**
 - Petition 2014-028 rezoned property located at the southeast corner of Abbey Place and Hedgemore Drive from O-1 (office) to MUDD(CD) (mixed use development, conditional) to allow 150 residential dwelling units at a density of 89.2 units per acre with potential ground floor nonresidential uses in a mid-rise building.
 - **Public Plans and Policies**
 - The *Central District Plan*, as amended by rezoning petition 1999-034, recommends multi-family residential use at a density of 17 units per acre.
 - The petition is consistent with the *Central District Plan* recommendation for residential land use but inconsistent with the recommended density. However, the site is located on a major thoroughfare, and is a minor expansion of an existing development.
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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.
 - **Vehicle Trip Generation:**
Current Zoning: 100 trips per day.
Proposed Zoning: 140 trips per day.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 12 students, while the development allowed under the proposed zoning will produce 18 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is six students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** 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*.
 - Minimizes impacts to the natural environment by developing on an infill site.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide and label a five-foot side yard between the proposed building and the area dedicated to Mecklenburg County Parks and Recreation.
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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 & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311