

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 5.5 acres located on the north side of Endhaven Lane between North Community House Road and Misty Ridge Lane. (Council District 7 - Driggs)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow 44 for-sale single family attached and single family detached dwelling units at a density of eight units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Numerous. See application on website. Weekley Homes LP, c/o Shannon Boling Walter Fields, Walter Fields Group
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 16
<b>STATEMENT OF CONSISTENCY</b>	<p>This petition is found to be consistent with the <i>South District Plan and General Development Policies</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The <i>South District Plan</i> recommends residential land uses for the site; and</li> <li>• The proposed density is consistent with the recommendations of the <i>General Development Policies</i>.</li> </ul> <p>Therefore, this petition is found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because it:</p> <ul style="list-style-type: none"> <li>• Provides a variety of housing types (attached and detached); and</li> <li>• Provides a transition from the single family residential uses to the institutional use; and</li> <li>• Is consistent with the <i>South District Plan</i> and the <i>General Development Policies</i>;</li> </ul> <p>By a 5-1 vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Labovitz).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-1 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. A note has been added that 400 feet of private open space will be provided for each single family attached dwelling unit.</li> <li>2. The lighting note has been modified to include single family attached and detached structures.</li> <li>3. Staff has rescinded the request for fence and buffer details.</li> </ol>
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<b>VOTE</b>	<p>Motion/Second: Lathrop/Sullivan Yeas: Dodson, Labovitz, Lathrop, Nelson, and Sullivan Nays: Ryan Absent: Eschert Recused: None</p>
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<b>ZONING COMMITTEE DISCUSSION</b>	<p>Staff presented this item and stated that all outstanding issues had been addressed. Staff reviewed the modifications to the site plan since the public hearing. Several commissioners had questions about the changes since the last time they made a recommendation on the petition. Staff explained that the petition was sent back to City Council for another public hearing since building types and building placement had changed since the case was last considered by the Zoning</p>
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Committee. Another commissioner noted concerns about the proposal, which are reflected in the minority opinion.

**MINORITY OPINION**

The minority of the Committee had concerns regarding the building frontage along Endhaven Lane not providing enough eyes on the public street and design of the overall project.

**STAFF OPINION**

Staff agrees with the recommendation of the majority of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Background**

- A public hearing was held for this petition on November 17, 2014 and the Zoning Committee recommended approval with modifications on December 1, 2014. After the Zoning Committee vote, the petitioner's agent indicated the petitioner's desire to modify the site plan. On February 16, 2015, staff recommended to City Council that a new public hearing be held on the petition as the changes were considered significant. The modifications included reducing the number of units from 45 to 44, changing some attached units to detached units and reconfiguration of the layout. City Council agreed that the changes were significant and voted to hold a new public hearing on March 16, 2015.

**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for 17 for-sale single family attached and 27 detached dwelling units at a density of eight units per acre.
- Maximum building height limited to 40 feet.
- Provides two parking spaces within attached garages for each unit.
- Provides 0.825 acres (15%) of tree save area.
- Provides site access via a private street to Endhaven Lane with an internal alleyways serving the units.
- Provides four-sided building elevations.
- Specifies building materials to include brick, stone, and/or other masonry products and hardy plank or other similar siding materials. Prohibits vinyl as a siding material.
- Prohibits blank walls exceeding 20 feet for all end units that have a side along Endhaven Lane.
- Reserves the right to install ornamental fencing within the site for decoration and delineation of private open spaces.
- Reserves the right to install an entrance feature along Endhaven Lane and an ornamental fence along the frontage of Endhaven Lane.
- Provides a 15-foot Class "C" buffer adjacent to single family residential uses and a ten-foot landscaped buffer adjacent to the British American School.
- Detached lighting limited to 20 feet in height.
- Outdoor lighting will be located no higher than 20 feet from the finished first floor elevation.
- Provides internal sidewalks along the proposed alleyways and serving each dwelling unit.
- Provides 400 feet of private open space for each single family attached unit.
- Reserves the right to install vehicular gated entry from Endhaven Lane subject to approval of the design by CDOT.

**• Public Plans and Policies**

- The *South District Plan* (1993) recommends single family residential for this site. The plan references the residential locational criteria of the *General Development Policies* (GDP) for areas of higher density. The requested density of eight units per acre is consistent the *General Development Policies*.
  - The proposed residential use is consistent with the *South District Plan*; and the proposed density of eight units per acre is consistent with the *General Development Policies*.
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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:** CDOT had the following comment on Note D under Transportation: "A minimum of 40 feet shall be provided between the card reader and the back of sidewalk. A vehicular turnaround shall be provided in advance of the gate location in a manner that prevents vehicular maneuvering within the proposed setback."
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **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*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- 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 Water 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