
REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2 (CD) (urban residential, conditional)
LOCATION	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)
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed residential use is consistent with the <i>South District Plan</i> , and the proposed density of eight units per acre is consistent with the maximum density of eight units per acre supported by the <i>General Development Policies</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Numerous. See application on website. Weekley Homes LP, c/o Shannon Boling Walter Fields, Walter Fields Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 16

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 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.
 - Reserves the right to install vehicular gated entry from Endhaven Lane subject to approval of the design by CDOT.

- **Existing Zoning and Land Use**

- There are three single family detached dwellings location on the site.
- The majority of the property surrounding the site is zoned R-3 (single family residential) and is developed with single family detached uses and two schools. The property to the northwest is zoned MX-2(INNOV) (mixed use, innovative) and is undeveloped. Property to the southwest is zoned UR-3(CD) (urban residential, conditional) and is undeveloped, except for a cell tower.

- **Rezoning History in Area**

- There have been a number of site plan amendments for the Toringdon development zoned CC (commercial center) located at the terminus of Endhaven Lane between North Community House Road and Johnston Road.
- Petition 2014-045 approved a CC SPA (commercial center, site plan amendment) on property located on the northeast corner at the intersection of Johnston Road and North Community House Road, in order to accommodate a 40-room expansion to an existing hotel, for a total of 164 hotel rooms.
- Petition 2013-098 rezoned property located on the south side of Endhaven Lane and the north side of Interstate 485 near the intersection of Endhaven Lane and Misty Ridge Lane from R-3 (single family residential) to UR-3(CD) (urban residential, conditional) to allow 200 multi-family dwelling units.

- **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*.

Assessment Criteria	Density Category - >6 up to 8 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	1 (Low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 11

- 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*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The petitioner should revise Note D under Transportation and add the following: "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."
 - **Vehicle Trip Generation:**
Current Zoning: 200 trips per day.
Proposed Zoning: 310 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 11 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 seven 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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address the CDOT comment.
 2. Amend the note under Architectural Standards to state that 400 feet of private open space will be provided for each single family attached dwelling unit.
 3. Specify plant material proposed for the 10-foot landscape buffer abutting the property to the west of the site.
 4. Amend Note B under lighting to include single family detached dwelling units in the lighting restrictions.
 5. Provide a detail of the proposed fence along Endhaven Lane.
 6. Provide a detail of the number of trees and shrubs to be planted in the landscape buffer.
 7. Modify the lighting note "B" to include single-family attached and detached structures.
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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-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