

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 1.95 acres located on the south side of Fairview Road between Park Road and Closeburn Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of up to 18 attached residential dwelling units for a density of 9.2 dwelling units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> and the density is supported by the <i>General Development Policies</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte Parker and Marion McGaha Charlotte Parker and Marion McGaha DPR Assc., Inc.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 17

#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the construction of up to 17 attached residential units within two principal buildings. Provides an alternate layout showing 16 units in three buildings.
- Provides vehicular access via private alleys connected at two access points to both frontages of Closeburn Road.
- Allows for a pedestrian connection to the abutting site to the east.
- Provides two parking spaces per unit located in garages.
- Provides recessed on-street parking along both frontages of Closeburn Road.
- Provides proposed building elevations indicating intended building materials.
- Maximum building height limited to three stories and 45 feet.
- Commits to a solid wall between five and six feet tall along the southern edge of the site adjacent to the existing single family homes.
- Provides a decorative wrought iron or aluminum picket fence four to five feet high with brick or similar columns along the public street frontage.
- Limits free-standing lighting to a maximum of 15 feet in height.

- **Existing Zoning and Land Use**

- The site is currently developed with two single family detached homes. The property to the north is zoned R-22MF (multi-family residential) and R-12MF(CD) (multi-family residential, conditional) and developed with multi-family residential uses. The property to the east was rezoned in December 2014-075 to UR-2(CD) and is currently developed with single family detached homes. Properties to the south and west are zoned R-3 (single family residential) with single family detached uses.

- **Rezoning History in Area**

- Recent rezonings approved in the area include:
  - Petition 2014-075 rezoned property located adjacent to and to the east of the subject site, at the southwest corner of Fairview Road and Closeburn Road between Park Road and Park South Drive, from R-3 (single family residential) to UR-2(CD) (urban residential, conditional) to allow up to 27 attached residential dwelling units.
  - Petition 2014-010 rezoned property located at the west side of Park South Drive between Royal Crest Drive and Fairview Road from R-3 (single family residential) and INST(CD) (institutional, conditional) to UR-C(CD) (urban residential – commercial, conditional).
  - Petition 2011-035 rezoned property located at the southwest corner of the intersection at Park Road and Tyvola Road and Fairview Road from R-22MF (multi-family residential) to

B-2(CD) (general business, conditional).

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends single family residential at three dwelling units per acre and references the residential location criteria of the *General Development Policies (GDP)* for areas of higher density development.
- The petition meets the *General Development Policies* for the density requested, as illustrated in the table below.

Assessment Criteria	Density Category - up to 12 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
<b>Minimum Points Needed: 12</b>	<b>Total Points: 13</b>

- The petition is consistent with the *South District Plan* and the density is supported by 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:** No issues.
  - **Vehicle Trip Generation:**

Current Zoning: The petition will allow a wide range of trip generation based on the existing zoning classification.

Proposed Zoning: 200 trips per day.
- **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 one student. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
- **Charlotte-Mecklenburg Storm Water Services:** Include the following note under Environmental Features, "The Petitioner shall provide peak flow control for the 100-year, six-hour storm runoff from the developed site to the predevelopment peak flow rate."
- **Engineering and Property Management:** Show right-of-way trees and tree save on site plan.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** 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 redeveloping an infill site.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Address Charlotte-Mecklenburg Stormwater Services and Engineering and Property Management issues.
  2. Eliminate the alternate plan shown on sheet RZ-2.
  3. Change the proposed number of units under site data from "18" to "17" and amend the proposed density accordingly.
  4. Delineate the areas for private open space for each unit on sheet RZ-1.

5. Specify that driveways will be less than seven feet or greater than 20 feet in length.
6. Amend the maximum building height under Site Data to replace the word "or" with "and."
7. Show and commit to providing a 13-foot planting strip and six-foot sidewalk along the site's frontage of Fairview Road from the western property line, east to the proposed sidewalk located along Closeburn Road.
8. Amend the proposed uses to read: "Attached and detached residential."
9. Add a note under Permitted Uses to read: "The existing family home located at 5600 Fairview Road may remain until such time as that portion of the site is to be developed, at which point the existing home shall be removed."
10. Provide notes describing how each property could be developed independently.
11. Provide a minimum 15-foot wide side/rear yard along the southern edge of the site containing at least four trees per 100 linear feet and a variety of evergreen and deciduous shrubs at a rate of 10 shrubs per 100 linear feet.
12. Commit to improvements within the specified "common open space" shown on the site plan. Improvements could include landscaping, seating, art, fountains and other pedestrian scale amenities.

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**Attachments Online at [www.rezoning.org](http://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
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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