

<b>REQUEST</b>	Current Zoning: R-4 (single family residential) and UR-3(CD) (urban residential, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
<b>LOCATION</b>	Approximately 2.9 acres located on the south side of Drexel Place and north side of Woodlawn Road near the intersection of Park Road and Drexel Place and Woodlawn Road. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the redevelopment of four single family homes and an existing multi-family development to allow up to 250 multi-family dwelling units at 86.20 units per acre in the Madison Park neighborhood.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	1351 Woodlawn (Melrose), LLC 1351 Woodlawn (Melrose), LLC Jeff Brown & Keith MacVean/ Moore & Van Allen, PLLC
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 29
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found a portion of this petition to be inconsistent with the <i>Park Woodlawn Area Plan</i> and a portion of this petition to be consistent with the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends single family residential at R-4 for the lots along Drexel Place; and</li> <li>• The plan recommends multi-family residential for the portion of the site along Woodlawn Road.</li> </ul> </li> <li>• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The development will provide a transition to the single family homes across Drexel Place; and</li> <li>• At grade entrances along Drexel Place will enhance the pedestrian environment along the site frontage; and</li> <li>• New rental product will replace the old existing stock;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Majeed).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition. The following modifications have been made:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> <li>1. Allow up to 250 multi-family units.</li> <li>2. Building elevations along Drexel Place have been modified to give an appearance of townhomes.</li> <li>3. Relocation of the proposed driveway connection has now been moved closer to the western property line.</li> <li>4. A note has been added that the proposed parking deck will be completely screened from Drexel Place and the adjacent single family homes across Drexel Place.</li> <li>5. A detail has been provided that the proposed parking structure will have two levels of parking below grade near the rear of the site (near Drexel Place).</li> <li>6. Proposed eight townhome style units will be screened from the proposed parking structures with a ten-foot row of evergreen shrubs.</li> <li>7. A note has been added that the maximum height of 40 feet</li> </ol>
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along Drexel place will be allowed for the residential units.

8. A note has been added that the eight townhomes will be designed to allow for a for sale product.
9. A note has been added that gates will be provided along the entrance driveway to allow only resident access.
10. A note has been added stating "The doors from the individual townhome style units oriented to Drexel Place may not be located side by side (grouped) and the individual entrances will have architectural elements that define the entrances and make the entrances a prominent element of the elevation".

**VOTE**

Motion/Second: Spencer / Majeed  
 Yeas: Fryday, Majeed, McMillan, Nelson, Spencer, and Sullivan  
 Nays: None  
 Absent: None  
 Recused: McClung

**ZONING COMMITTEE DISCUSSION**

Staff presented this item noting that several issues had been addressed since the February of 2016 meeting when they first made a recommendation to approve to City Council, but that one issue is still outstanding in regards to differentiating the proposed townhome units facing Drexel Place and updating the building elevations. Staff also noted that a portion of the site is inconsistent and portion is consistent with the *Park Woodlawn Area Plan*. There was no further discussion of this request.

**STAFF OPINION**

Staff disagrees with the recommendation of the Zoning Committee and believes the outstanding issues related to the front elevations should be addressed prior to Council approval.

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

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 250 multi-family dwelling units at a maximum density of 86.20 dwelling units per acre. The most of the units will be in a multi-family building fronting on Woodlawn Road and there will be up to eight townhome style units fronting on Drexel Place.
- The eight townhomes along Drexel Place will be designed to allow for a for sale product.
- Maximum height of 40 feet and three stories along Drexel Place.
- Eight-foot planting strip along Woodlawn Road and Drexel Place.
- 24-foot setback from the back of curb along Woodlawn Road.
- 25-foot setback from the back of curb along Drexel Place.
- 46-foot building façade setback along Drexel Place.
- Proposed driveway on Drexel Place to be located near the western property line.
- Building elevations for the Woodlawn Road and Drexel Place frontages.
- Design standards for the building frontage along Drexel Place.
- Proposed materials for the Drexel Place frontage to be stucco, hardi-plank, brick veneer, and metal accents. Vinyl as a building material is prohibited, and EIFS as a material along Drexel Place is also prohibited.
- Structured parking deck with two levels underground and screened from Drexel Place with residential townhomes.
- Townhome style units will be screened from the proposed parking structures with a ten-foot row of evergreen shrubs.
- Pedestrian refuge island along Woodlawn Road within the left-turn lane but exact location will be determined during permitting with NCDOT and CDOT.
- Requests the following optional provision:
  - A five-foot tall, 30-square foot identification sign along Woodlawn Road.

- **Public Plans and Policies**

- The *Park Woodlawn Area Plan* (2013) recommends residential land uses up to four dwelling units per acre for the parcels zoned R-4 (single family residential), with the intent of preserving the character of the existing single family neighborhood.
- The *Park Woodlawn Area Plan* (2013) recommends residential land uses up to or greater than 22 dwelling units per acre for the parcel fronting along Woodlawn Road.

- **TRANSPORTATION CONSIDERATIONS**

- A portion of this site is located within a Mixed Use Activity Center as identified in the *Centers, Corridors and Wedges Growth Framework*. Generally, CDOT supports greater density in Mixed Use Activity Centers since the mixture of uses yields shorter vehicle trip lengths that are less impactful than accommodating the same uses spread over greater distances. Further, if the design of the development site can be done with safe, comfortable, and convenient facilities for pedestrians and cyclists, the rate of automobile usage per square foot of development can be reduced.
- This petition will implement improvements along Woodlawn Road that will include a left-turn lane for the development access, extending the left-turn lane storage for the left-turn lanes from Woodlawn onto northbound Park Road. These improvements are being done in coordination with other planned improvements associated with other rezoning petitions in the area.
- **Vehicle Trip Generation:**  
Current Zoning:
  - Existing Use: 400 trips per day (based on 58 dwelling units).
  - Entitlement: 400 trips per day (based on 58 dwelling units).Proposed Zoning: 1720 trips per day (based on 250 dwelling units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 29 students, while the development allowed under the proposed zoning will produce 25 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
  - The proposed development is not projected to increase the school utilization (without mobile classroom units) over existing conditions and utilization is project to remain as follows:
    - Selwyn Elementary at 189%;
    - Alexander Graham Middle at 115%; and
    - Myers Park High at 115%.
- **Engineering and Property Management:**
  - **Arborist:** No issues.
  - **Erosion Control:** No issues.
  - **Land Development:** No issues.
  - **Storm Water Services:** No issues.
  - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Modify front elevations to further differentiate individual town home units.

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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

- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326