

REQUEST	Current Zoning: R-4 (single-family residential) and UR-3(CD) (urban residential, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	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)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of four single family homes and an existing multi-family development to allow up to 265 multi-family dwelling units at 91.37 units per acre in the Madison Park neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	1351 Woodlawn (Melrose), LLC 1351 Woodlawn (Melrose), LLC Jeff Brown & Keith MacVean/ Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 29

STAFF RECOMMENDATION	<p>Staff recommends denial of this petition due to the proposed multi-family encroachment into an established single family neighborhood.</p> <p><u>Plan Consistency</u> The proposed multi-family on the parcels zoned R-4 (single family residential) on Drexel Place is inconsistent with the <i>Park Woodlawn Area Plan</i> recommendation for single family residential at a density of four units per acre. The proposed multi-family on the parcel zoned UR-3(CD) located on Woodlawn Road (urban residential, conditional) is consistent with the <i>Park Woodlawn Area Plan</i> recommendation for multi-family residential.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Drexel Place is part of Madison Park, an established single family neighborhood, and is the entrance into this part of the neighborhood. • The plan supports higher density residential for the area within the Park Woodlawn Activity Center but recommends maintaining the single family character on Drexel Place. • The proposed structure on Drexel Place is 63 feet in height and is only 64 feet away from the existing one story single family homes across the street. • The proposed setback along Drexel Place is incompatible with the setbacks of the established homes on that street. • Approval of this development will result in two remaining single family homes, on the south side of Drexel Place.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Up to 265 multi-family dwelling units at a maximum density of 91.37 dwelling units per acre.
 - 25-foot setback from the back of curb along Drexel Place.
 - No more than 18 units facing Drexel Place.
 - Maximum height of 64 feet and five stories along Drexel Place.
 - Design standards for the building frontage along Drexel Place. The frontage will include a plaza area, a pitched roof, and townhouse style design along the ground level.
 - Eight-foot planting strip along Woodlawn Road and Drexel Place.
 - 24-foot setback from the back of curb along Woodlawn Road.

- Building elevations with proposed materials 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.
- Requests the following optional provisions:
 - A five-foot tall, 30-square foot identification sign along Woodlawn Road.
- **Existing Zoning and Land Use**
 - The site is currently zoned R-4 (single-family) and UR-3(CD) (urban residential, conditional). A portion of the site was rezoned under petition 2008-075 to allow the development of 302 multi-family units. The subject site is currently developed with an existing multi-family structure on the part of the site along Woodlawn Road and four single-family structures on the lots on Drexel Place.
 - The surrounding properties are zoned R-4 (single-family), R-6MF(CD) (multi-family, conditional), UR-3(CD) (urban residential, conditional), O-2 (office), B-1(CD) (neighborhood business, conditional), and MUDD-O (mixed use development district, optional) and developed with single-family, multi-family and commercial (gas station & office space) structures.
 - The R-4 (single-family), properties are across Drexel Place in an established single-family neighborhood.
 - Along Woodlawn Road and Park Road the properties are developed with existing single-family homes, high density multi-family, gas stations and office buildings.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2016-133 proposes to rezone approximately 2.47 acres, located on the south side of East Woodlawn Road between Halstead Drive and Park Road, from R-6MF(CD) (multi-family residential, conditional) to UR-2(CD) (urban residential, conditional) to allow up to 48 residential dwelling units (single-family attached) at a density of 19.43 units per acre. The public hearing for this request was held on January 19, 2016 and the decision is scheduled for the February 15, 2016 Zoning Meeting.
 - Petition 2012-056 rezoned 1.13 acres, located on the southwest corner at the intersection of Park Road and Drexel Place, from MUDD(CD) (mixed use development, conditional) to MUDD-O (mixed use development, optional) to allow the development of 4,200 square feet of non-residential uses and 42 dwelling units.
- **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.
 - The petition supports the *General Development Policies-Environment* by redeveloping an infill site, thereby minimizing further environmental impacts while accommodating growth.

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 sites 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.
- See Outstanding Issues, Note 4.
- **Vehicle Trip Generation:**
 - Current Zoning: 400 trips per day (existing single family and multi-family units).
 - Proposed Zoning: 1,850 trips per day.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.

- **Charlotte Department of Solid Waste 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) for Selwyn Elementary (189%), Alexander Graham Middle (115%), Myers Park (115%).
- **Charlotte-Mecklenburg Storm Water Services:** See Requested Technical Revisions, Note 5.
- **Engineering and Property Management:** See Requested Technical Revisions, Note 5.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

OUTSTANDING ISSUES

Land Use

1. Remove the lots along Drexel Place from the petition. The mass and scale is inconsistent with the existing single-family neighborhood along and across Drexel Place. Staff could support this petition if the lots along Drexel Place are removed.

Site and Building Design

2. Along Drexel Place, lower height of proposed structure to 48 feet.
3. Provide elevation of the proposed structure along Woodlawn Road.
4. Add a note stating that the petitioner agrees to install a pedestrian refuge island, as part of this project. The exact location and design details of the island are to be worked out during the permitting phase.

REQUESTED TECHNICAL REVISIONS

5. Remove note 5g under Streetscape, Landscaping, Open Space and Screening in regards to installing a fence on the 20-foot storm water easement.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Department of Solid Waste Services Review
 - Transportation Review
 - Charlotte Fire Department 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
 - Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326