

REQUEST	Current Zoning: R-6MF(CD) (multi-family residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 2.47 acres located on the south side of East Woodlawn Road between Halstead Drive and Park Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to redevelop seven single family homes along Woodlawn Road at the edge of the Madison Park neighborhood to allow 48 single family attached dwelling units for a density of approximately 19.43 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	James and Yen Ngo, et al Richter Development, LLC Keith MacVean (Moore & VanAllen)
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the land use but inconsistent with the density in the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because the plan recommends: <ul style="list-style-type: none"> • Residential uses for the site; and • Density up to 17 dwelling units per acre. • However, 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"> • The site is located within the Park/Woodlawn Mixed Use Activity Center, which is identified as an area appropriate for higher intensity development designed to support pedestrian activity; and • The site is located within walking distance of the Park Road Shopping Center, Parktowne Village, Montford Drive and the Little Sugar Creek Greenway; and • The attached townhome development type provides for an appropriate transition from the single family neighborhood south of the site to the more intensive multi-family development to the north across Woodlawn Road; and • The 48-unit development is proposed at a density of 19 dwelling units per acre, which is only a minor increase over the plan recommendation of 17 dwelling units per acre, which would result in 42 units; and • While this proposal does not incorporate all parcels from the prior rezoning, it does assemble all contiguous parcels without leaving isolated "orphan" properties.

By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 1. Showed 400 square feet of private open space for each unit exclusive of the five-foot wide screening adjacent to the single family zoning and uses for internal units. Provided notes allowing the sub-lots and private open space to extend into the landscape strip as needed. 2. Provided architectural standards notes that commit to the provision of fenestration for end unit facades facing the public streets. The
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- petitioner is working with Planning Staff to further clarify this note.
3. Staff rescinded the request to amend Architecture and Site Design Standards Note 2a to specify that units along Woodlawn Road will provide courtyards and direct access to the public sidewalk because the petitioner provided a note under Streetscape and Landscaping related to courtyards and access along Woodlawn.
 4. Staff rescinded the request to remove the parking placed closest to Woodlawn Road, on the eastern side of the site, so that parking aligns with the proposed buildings because the petitioner removed the proposed right-in/right-out and it provides guest parking.
 5. Added a note under Streetscape and Landscaping specifying that any courtyard walls/fencing between the units and the public streets will be set back a minimum of two feet from the back of the sidewalk and limited to four feet in height with breaks for access to dwelling units.
 6. Revised the Schematic Site Plan to reflect changes made to the notes and to remove the access driveway off Woodlawn Road.
 7. Committed to working with Planning staff to revise Note 2.c to provide additional clarity to "fenestration."
- Transportation
8. CDOT rescinded the request to provide a westbound left-turn lane on Woodlawn Road at the intersection of Halstead Drive as the petitioner is dedicating the right-of-way for future road widening and providing \$50,000 dollar towards transportation improvements.
 9. Eliminated the proposed driveway on Woodlawn Road as a right-in/right-out could not be achieved.
 10. CDOT rescinded the request to locate the future back of curb to accommodate a cross section of four 11-foot travel lanes divided by a 10-foot wide median, five-foot bicycle lanes in each direction, 2.5-foot curb and gutter, eight-foot wide planting strips, and eight-foot wide sidewalks because the petitioner is dedicating the right-of-way to allow for widening of Woodlawn Road in the future and is contributing \$50,000 dollars to roadway improvements in the area. The petitioner will locate the sidewalk in the future location and a wide planting strip will be provided to accommodate the future curb line.
 11. Added a note that the existing curb and gutter on Halstead Drive will remain.
 12. Committed to amending Transportation Note 2 to state that the petitioner will dedicate the future right-of-way at the time of subdivision review or when requested by the City, whichever occurs first.
 13. Committed to providing a two-foot sidewalk/utility easement behind the proposed sidewalk.
 14. Committed to changing "roadway improvements" in Transportation Note 2 to "transportation improvements."

VOTE

Motion/Second: Wiggins / Dodson
 Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins
 Nays: None
 Absent: Lathrop
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and reviewed the changes since the public hearing. Staff noted that the petition is consistent with *Park Woodlawn Area Plan's* land use recommendation but inconsistent with the plan's density recommendation. Staff also indicated that the petitioner had committed, in writing, to address the outstanding issues as noted in the agenda.

A Commissioner asked if the petitioner would be willing to change the note for roadway improvements to transportation improvements. The Committee suspended the rules to ask the petitioner, Dennis Richter, if he would change the note and he agreed to make the change. There

was no further discussion.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 48 single family attached dwelling units for a density of 19.43 units per acre.
- Limits building height to a maximum of 45 feet.
- Dedicates right-of-way along Woodlawn Road to accommodate future widening.
- Provides access to the site via a private drive with a full movement access point on Halstead Drive.
- Contributes \$50,000 towards transportation improvements in the area.
- Provides a CATs waiting pad on the site, along Woodlawn Road.
- Specifies exterior building materials including masonry, horizontal, panels, vertical fiber cement siding panels, asphalt roofing material and stucco. Prohibits the use of vinyl except on windows and soffits.
- Commits to site and building design that enhances the pedestrian environment by orienting buildings towards Woodlawn Road and prohibiting parking between any buildings and public streets.
- Specifies architectural design standards that provide vertical modulation and avoid blank walls.
- Commits to variations in rooflines, minimum pitches for buildings with pitched roofs and screening for service areas, utility structures and mechanical equipment. Provides a ten-foot rear yard adjacent to single family zoning and uses with a six-foot tall wood fence, located five feet from the property line, and evergreen screening.
- Limits the height of courtyard wall/fence to four feet along the public street and sets the wall/fence back at least two feet from the back of the future sidewalk.

- **Public Plans and Policies**

- The *Park Woodlawn Area Plan* (2013) recommends multi-family residential at up to 17 dwellings per acre. The plan anticipated that all the parcels zoned for multi-family use in the 1979 rezoning would be assembled together. The parcels in the 1979 rezoning include the subject site and the three adjacent parcels to the east.
- The petition supports the *General Development Policies-Environment* by redeveloping an existing site in a developed area identified as an Activity Center, thereby minimizing further environmental impacts while accommodating growth, and by supporting walkable development where retail services already exist.

- **TRANSPORTATION CONSIDERATIONS**

- The primary transportation goals for this site are to ensure safe access and to coordinate improvements along Woodlawn with other related improvements. The trip generation potential of the site decreases under the proposed zoning.
- **Vehicle Trip Generation:**
Current Zoning: 400 trips per day (based on 59 condominiums).
Proposed Zoning: 350 trips per day (based on 48 single family attached dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 9 students, while the development allowed under the proposed zoning will produce 4 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Pinewood Elementary (91%), Sedgewood Middle (93%) or Harding High (125%).
- **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.
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Attachments Online at 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 Neighborhood & Business Services 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
 - Transportation Review

Planner: John Kinley (704) 336-8311