

<b>REQUEST</b>	Current Zoning: R-6MF(CD) (multi-family residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 2.47 acres located on the south side of East Woodlawn Road between Halstead Drive and Park Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	James and Yen Ngo, et al Richter Development, LLC Keith MacVean (Moore & VanAllen)
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and transportation.</p> <p><u>Plan Consistency</u> The petition is consistent with the land use but inconsistent with the density in the <i>Park Woodlawn Area Plan</i>, which recommends residential at up to 17 dwellings per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The site is located within walking distance of the Park Road Shopping Center, Parktowne Village, Montford Drive and the Little Sugar Creek Greenway.</li> <li>• 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.</li> <li>• 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.</li> <li>• While this proposal does not incorporate all parcels from the prior rezoning, it does assemble all contiguous parcels without leaving isolated "orphan" properties.</li> </ul>
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**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 and a right-in/right-out access point on Woodlawn Road.
  - 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.
- **Existing Zoning and Land Use**
  - The subject petition includes seven of ten parcels that were part of rezoning petition 1979-024 which zoned the subject site and three other single family parcels along Woodlawn Road and Drexmore Avenue to R-6MF(CD) (multi-family residential, conditional) to allow 62 condominium dwellings, in a single building at a density of 17.9 dwellings per acre. The project was never developed and all the seven parcels remain occupied by single family homes built in the early 1950's.
  - Abutting to the east are three single family dwellings in the same R-6MF(CD) (multi-family residential, conditional) zoning but those dwellings are not a part of the subject rezoning.
  - Abutting to the south, and also across Halstead Drive to the west, are single family homes zoned R-4 (single family residential).
  - Across Woodlawn Road, to the north are two large apartment complexes zoned UR-3(CD) (urban residential, conditional) by petition 2008-075. The complex to the east, known as Melrose Place, is currently proposed for rezoning by petition 2015-093, to MUDD-O (mixed use development district, optional) for multi-family residential at a density of approximately 91 dwellings units per acre.
  - Further east is Park Road, with commercial properties in various zoning districts, including a gasoline service station, office buildings, and retail uses.
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Petition 2015-057 rezoned 1.14 acres east of the subject site on Woodlawn Road and east of Park Road from B-1 (neighborhood business) to NS (neighborhood services) for retail and other commercial uses.
  - Petition 2015-053 rezoned 0.37 acres on Park Road at Montford Drive, southeast of the subject site, from O-2 (office) to MUDD(CD) (mixed use development, conditional) for retail and other commercial uses.
  - Petition 2014-116 rezoned 9.07 acres on Abbey Place between Park Road and Halstead Drive and south of the subject site from R-17MF (multi-family residential) to UR-2(CD) (urban residential, conditional) for 265 multi-family units at 29 dwellings per acre.
  - Petition 2012-056 rezoned 1.13 acres on Park Road and Drexel Place and northeast of the subject site from MUDD(CD) (mixed use development, conditional) to MUDD-O (mixed use development, optional) for multi-family residential with ground floor retail uses.
  - Petition 2011-034 rezoned 1.25 acres on Park Road and Heather Lane northeast of the subject site from MUDD(CD) (mixed use development, conditional) to MUDD-O (mixed use development, optional) for office and drive-through bank uses.
- **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 outstanding transportation items are all intended to address these goals and have not yet been shown on the plan. The trip generation potential of the site decreases under the proposed zoning.
  - See Outstanding Issues, Notes 5 through 8.
  - **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.

**OUTSTANDING ISSUES**Site and Building Design

1. Show 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.
2. Provide architectural standards notes that commit to the provision of windows, doors, and direct connections to the public sidewalks for end unit facades facing the public streets.
3. 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.
4. Remove the parking placed closest to Woodlawn Road, on the eastern side of the site, so that parking aligns with the proposed buildings.

Transportation

5. Add a note stating that the right-of-way is to be dedicated at the time of subdivision review or when requested by the City, whichever occurs first.
6. Provide a westbound left-turn lane on Woodlawn Road at the intersection of Halstead Drive. This improvement must be coordinated with the planned improvements for Rezoning Petition 2015-093.
7. Convert the proposed full movement driveway on Woodlawn Road to a restricted access driveway (right in – right out). CDOT will not support the “pork-chop” median configuration and would prefer a median to be installed on Woodlawn Road to restrict left turns into this site. If this cannot be achieved, CDOT supports this access operating as a one-way out movement.
8. 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. Thus, CDOT requests the new back of curb at a location 34.5 feet (minimum) from centerline of the existing road along the entire property frontage.

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

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