

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 4.5 acres located on the east side of Carmel Road between Shadowlake Drive and Carmel Hills Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of a single family parcel in the Carmel Road area with the construction of 35 townhomes units for a density of 7.77 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Carmel Road Development Partners, LLC & Blanchard Family (NC) LLC Blanchard Family (NC) LLC Jeff Brown & Keith MacVean
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 55

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.</p> <p><u>Plan Consistency</u> The proposed residential land use is consistent with the <i>South District Plan</i>, and the density is supported by the <i>General Development Policies</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is located along a segment of Carmel Road that is primarily developed with single family homes. However, the site abuts a convenience store with gas sales and a religious institution. • The proposed development provides a transition from the institutional and commercial uses southwest of the site to the single family residential north and east of the site. • The petition limits the number of townhome units to 35 for a density of 7.77 units per acre, consistent with the <i>General Development Policies</i>. • The site plan provides setbacks and side and rear yards abutting single family residential that are sensitive to and compatible with the existing residential context. • The site plan also limits the height of the proposed units to two stories with an additional partial story on the roof (penthouse) not to exceed 40 feet, which is the same height allowed for single family homes.
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the construction of a maximum of 35 single family attached dwelling units in a maximum of ten buildings for a density of 7.77 units per acre.
- Limits the height of the buildings to two stories with a penthouse or 40 feet.
- Provides access to the units via a private drive from Carmel Road.
- Specifies the building materials and prohibits the use of vinyl and aluminum except on windows, soffits, and railings.
- Provides building elevations depicting the architectural style of the front and side of the units.
- Specifies that side elevations of the building along Carmel Road will contain windows so that blank walls over 20 feet will not occur.
- Requires the units exclusive of garages be a minimum of 1,800 square feet.
- Specifies that garage doors utilized throughout the site will be decorative carriage style doors.
- Provides five-foot decorative metal ornamental fence and landscaping along Carmel Road

- between the sidewalk and the private drive.
- Provides an 80-foot building setback along Carmel Road, a 39-foot rear yard along the eastern property line and side yards of 24 feet and 35 feet along the northern and southern property lines abutting single family zoning.
- Provides a 21-foot "Class C" buffer along the northern, eastern and southern property lines with a six-foot opaque fence along the eastern property line.
- Provides an internal sidewalk network, with a minimum of a six-foot planting strip with street trees and six-foot sidewalk on at least one side of the proposed private drive. Pedestrian scale lighting will also be provided along the portion of the private drive that is parallel to Carmel Road.
- Depicts visitor parking on the proposed site plan.
- **Existing Zoning and Land Use**
 - The main portion of the subject property is developed with a house built in 1941, plus residential outbuildings on a parcel zoned R-3 (single family residential). A portion of a separate lot, located to the north and occupied by a single family home, is included in the subject rezoning. The home on this lot will remain and the majority of the lot will stay zoned R-3 (single family residential).
 - Southwest of the subject site, abutting the inside of the "L" portion of the site, is a convenience store with gasoline sales zoned B-1(CD) (neighborhood business, conditional) under rezoning petition 1994-085. Abutting further south is a religious institution in R-3 (single family residential) zoning.
 - Abutting to the east and north, and across Carmel Road to the west, are single family homes in R-3 (single family residential) zoning.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *South District Plan* (1993) shows the subject property as single family residential up to three dwellings per acre. The plan references the residential location criteria of the *General Development Policies* for areas of higher density development.
 - The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to eight dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Low)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 11

- *General Development Policies-Environment*: The petition supports the *General Development Policies-Environment* by redeveloping an existing site in a developed area, minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - This petition will not significantly increase the amount of traffic that can be generated on the site. The primary transportation goals for this site are to improve walkability by implementing streetscape improvements around the site. The petition provides these improvements, with wide sidewalks and planting strips. CDOT is requesting the petitioner modify the existing median on Carmel Road to provide a pedestrian refuge median to improve transit accessibility.
 - **Vehicle Trip Generation:**
 Existing Use: 20 trips per day (based on two single family dwellings).
 Current Zoning: 180 trips per day (based on the entitlement for 15 single family dwellings).
 Proposed Zoning: 260 trips per day (based on 35 townhome units).
 - See Outstanding Issues Note 5.

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:** See Outstanding Issues, Note 2.
- **Charlotte Fire Department:** See Advisory Comments, Note 10.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students, while the development allowed under the proposed zoning will produce three students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is one student. The proposed development is not projected to increase the school utilization (without mobile classroom units) compared to the existing conditions for Smithfield Elementary (93%), Quail Hollow Middle (83%) or South Mecklenburg High (142%).
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** See Advisory Comments, Note 11.
- **Engineering and Property Management:** See Advisory Comments Note 12.
- **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. Amend the Parking note under Site Development Data to commit to a minimum number of visitor parking spaces.
2. Indicate potential location for dumpster/compactor with appropriate access and turnaround design and remove the second sentence of Note 4i as townhomes do not qualify for City garbage service.
3. Delete the "entry monument" from the site plan as it will need to be permitted separately.
4. Add the following to Note 4, Architectural Standards.
 - a) To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.
 - b) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12. (Note: This standard is to provide desirable architectural proportions to the as a whole.)
 - c) Usable porches and stoops shall form a predominate element of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and at least six feet deep. Stoops and entry-level porches may be covered but not be enclosed.
 - d) All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to ten feet on all building levels.
 - e) Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of a minimum 12 inches from the front wall plane and additional architectural treatments such as transparent windows or projecting elements over the garage door opening.
 - f) Sidewalks shall be provided to connect all residential entrances to sidewalks along public and private streets.
 - g) Townhouse buildings shall be limited to five units or less.
5. Modify the southern end of the existing Carmel Road median to provide a pedestrian refuge island.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

6. Amend Maximum Building Height under Site Development Data to change "or 40 feet" to "not to exceed 40 feet."
7. Amend the site data table on sheet RZ-1 to reflect the setbacks and yards depicted.
8. Amend the site data table to remove the following: "total number of units allowed: 8 / ac."
9. Amend the "Access" depicted on sheet RZ-1 to more closely reflect the proposed drive location.

ADVISORY COMMENTS

10. Ensure that the site is compliant with New/Shell Building Requirements sections A and B of the Charlotte Fire Plan Review Guidelines.
11. Charlotte Water has water system availability via the existing 12-inch water main located along Carmel Road and sewer system availability via the existing 8-inch gravity sewer mains located on the northwest corner of parcel 211-411-13 and along Carmel Road.

12. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. Property is located in the Wedge, therefore trees save shall be provided on site.
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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
 - Charlotte Fire Department 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

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