

REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 1.45 acres located on the southwest corner at the intersection of South Sharon Amity Road and Woodlark Lane. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of two single family homes and a duplex on three separate parcels with up to 19 single family attached units at a density of 13.7 units per acre. The properties are located within the Cotswold area, west of the shopping center. The proposed zoning district will allow a more urban form of development than the current suburban multi-family zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Chen Development, LLC, et al. Chen Development, LLC John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>South District Plan</i>; and the density is supported by the <i>General Development Policies</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends multi-family residential use for the site and references the <i>General Development Policies</i> location criteria for areas of higher density. • The <i>General Development Policies</i> supports a density of up to 17 units per acre. • 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"> • The petition limits the number of townhome units to 19 for a density of 13.7 units per acre, consistent with the <i>General Development Policies</i>; and • The subject site is located in the Cotswold Mixed Use Activity Center, and also abuts single family homes in the Cotswold neighborhood; and • The plan provides landscaped screening between the proposed development and the adjoining single family homes; and • The site plan for this proposal includes building elevations and architectural, building and site design commitments that ensure compatibility with existing development on South Sharon Amity Road and buildings that address the street; <p>By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Dodson).</p>

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. Staff rescinded the request to provide a minimum ten-foot landscape screen adjacent to the single family uses along the eastern property line and the electrical easement along the northern edge of the site because the petitioner provided a five-foot wide landscaped area along the western property line and landscaping along the northern property line. The petitioner added details regarding the design of the masonry wall, the landscaping to be provided, and committed to providing funding for three parcel
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- owners west and north of the site so they may install landscaping and screening on their own parcels.
2. Added a note under "Open Space" that states "the 400 square-foot minimum private open space per sub-lot may include portions of the provided landscape strip and wall."
 3. Added a note under "Open Space" that states "The landscape strip and wall will be located within an easement of each sub-lot (as needed) and maintained by the home owner association. Individual owners will not be permitted to modify the landscape strip and wall."
 4. Amended note E.2 to specify that the existing sidewalk is allowed to remain in order to facilitate the preservation of the existing large mature trees generally depicted on the site plan along Sharon Amity Road.
 5. Added a note under Streetscape/Screening specifying that the screen wall will be set back a minimum of two feet from the back of the sidewalk along Woodlark Lane and the proposed future right-of-way along Sharon Amity Road.
 6. Amended Note E.3 to specify that the wall will be a minimum of six feet in height along the western and northern property lines and added a note that the wall will be a maximum of four feet in height along Sharon Amity Road and Woodlark Lane.
 7. Provided building elevations/renderings to reflect the design intent for end facades and facades facing Sharon Amity Road. Facades facing Sharon Amity Road should be designed to provide the appearance of the front of residential units.
 8. Provided a note committing to a minimum five-foot designated pedestrian walkway within the alley way and generally depicted the walkway on the site plan.
 9. Staff rescinded the request to add architectural design standards to the site plan because the design concerns were addressed with the elevations provided with the revised site plan.
 10. Staff rescinded the request to provide a note that limits blank wall extents to 20-feet or less with the use of wall articulation elements, changes in materials or other architectural treatment for the privacy walls along South Sharon Amity Road and Woodlark Lane because the design concerns were addressed with the elevations provided with the revised site plan.
 11. Specified that the maximum height shall be 40 feet as measured from the average grade at the base of the building.
 12. Provided building elevations and added notes describing the design intent depicted in the elevations, specifying building materials, and providing pitched roofs.
 13. Committed to each unit having a two-car garage.
 14. Amended the height of freestanding pedestrian scale lighting from 20 feet to 15 feet.

Environment

15. Labeled the existing trees along South Sharon Amity Road that are proposed to be preserved.
16. Amended the label for the proposed tree save to say "possible tree save area, typ."

Transportation

17. Changed the label for transitional R/W to say "approximate location of future R/W."
18. Committed to adding a note that the petitioner will dedicate any additional right-of-way necessary to include the proposed planting strip and sidewalk along Woodlark Lane. The petitioner will dedicate the future right-of-way along South Sharon Amity Road. Sidewalks may be located within an easement with approval of Planning and CDOT staff during construction plan review.
19. Committed to amend the sidewalk width along Woodlark Lane from six feet to eight feet.

Requested Technical Revisions

20. Committed to changing the label for "buffer" to "landscaped area"

to match the conditional notes.
 21. Committed to amending the elevations to specify that the end unit elevation includes unit number 15.

VOTE

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the request and noted that the petition is consistent with adopted plan and the density is supported by the *General Development Policies*. Staff stated that the petitioner had addressed staff concerns and committed to addressing the remaining outstanding issues noted in the agenda. Staff indicated that Planning is now recommending approval of the petition.

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 the construction of 19 single family attached dwelling units for a density of 13.7 units per acre.
 - Provides vehicular access to the units from Woodlark Lane via a private alley.
 - Provides a minimum of two parking spaces per dwelling unit.
 - Limits the maximum height to three stories and 40 feet..
 - Provides building elevations and design and architectural commitments including provision for each unit to have two-car garages and buildings with pitched roofs.
 - Provides a designated five-foot walkway within the internal alley serving the units.
 - Provides an eight-foot planting strip and eight-foot sidewalk along Woodlark Lane. Maintains the existing sidewalk located along Sharon Amity Road to facilitate the preservation of the existing trees.
 - Provides a five-foot wide landscaped strip along the western property line and provides landscaping along the utility easement. Commits to providing funding for landscaping to the adjacent single family property owners for plantings on their own property.
 - Provides a minimum six-foot tall masonry wall along the western and northern property lines and a maximum four-foot tall wall along South Sharon Amity Road and Woodlark Lane.
 - Commits to an HOA maintenance easement for the wall and landscaping that may be located within the private open space.

- **Public Plans and Policies**
 - The *South District Plan (1993)* shows the subject property as multi-family residential. The plan references the residential locational 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 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 13

- *General Development Policies-Environment:* 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.
- **TRANSPORTATION CONSIDERATIONS**
 - This petition will reduce the trip generation potential of the site compared to the existing entitlements under R-17MF (multi-family residential). CDOT has no outstanding issues with this petition.
 - **Vehicle Trip Generation:**
Existing Use: 30 trips per day (3 dwelling units).
Current Zoning: 168 trips per day (24 dwelling units).
Proposed Zoning: 150 trips per day (19 dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate five students, while the development allowed under the proposed zoning will produce one student. 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 Eastover Elementary (92%), Alexander Graham Middle (112%) and Myers Park High (115%).
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** See Advisory Comments, Note 1.
- **Engineering and Property Management:** See Advisory Comments, Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

ADVISORY COMMENTS

1. Charlotte Water has water system availability via the existing six-inch water main located along Woodlark Lane and eight-inch water main located along South Sharon Amity Road and sewer system availability via the existing eight-inch gravity sewer main located along South Sharon Amity Road.
2. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.

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 Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: John Kinley (704) 336-8311