

<b>REQUEST</b>	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 1.45 acres located on the southwest corner at the intersection of South Sharon Amity Road and Woodlark Lane. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Chen Development, LLC, et al. Chen Development, LLC John Carmichael
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12

<b>STAFF RECOMMENDATION</b>	<p>Staff does not recommend approval of this petition in its current form as the current site plan does not provide screening adjacent to the neighboring single family homes and does not incorporate sufficient design features.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South District Plan</i>, which recommends multi-family residential, and the locational criteria in the <i>General Development Policies</i> support consideration of a density of up to 17 dwellings per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject site is located in the Cotswold Mixed Use Activity Center, and also abuts single family homes in the Cotswold neighborhood.</li> <li>• The current site plan lacks screening adjacent to single family homes. Similar previously approved townhome developments have provided buffers or landscaped screening with walls or fences abutting single family homes to provide privacy and transition from more intense residential uses to less intense uses.</li> <li>• Additionally, the site plan lacks design commitments to ensure compatibility existing development on Sharon Amity Road that orients to the street.</li> <li>• Although staff does not support this petition in its current form, staff could support this petition upon resolution of the outstanding issues because:             <ul style="list-style-type: none"> <li>• The land use and density are consistent with adopted policies.</li> <li>• The proposed density is 13.7 units per acre, which is less than the 17 units per acre that are allowed by the current zoning.</li> </ul> </li> </ul>
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**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.
  - Provides an eight-foot planting strip and six-foot sidewalk along Woodlark Lane. Maintains the existing sidewalk located along Sharon Amity Road to facilitate the preservation of the existing

- trees.
- Provides a minimum six-foot tall masonry wall around the perimeter of the site.
- **Existing Zoning and Land Use**
  - The subject property is zoned R-17MF (multi-family residential) and is developed with two single family homes and a duplex built in the 1950s.
  - Abutting the subject site to the west, along Sharon Amity Road are single family homes and the multi-story Rosewood condominium, at the far west end of the block at Providence Road, all within R-17MF (multi-family residential) zoning. Abutting to the rear are single family homes and a duplex zoned R-3 (single family residential).
  - Across South Sharon Amity Road to the south are small office buildings zoned O-1 (office).
  - Across Woodlark Lane to the east are single-story attached condominium units zoned R-17MF (multi-family residential). Further east, just past the condominiums, is the Cotswold Village shopping center zoned CC (commercial center).
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Petition 2015-097 rezoned 2.25 acres on the west side of Randolph Road north of Sharon Amity Road, a part of the Cotswold Village Shopping Center and east of the subject property, from CC (commercial center) to CC SPA (commercial center site, plan amendment) to allow for a small addition to the Harris Teeter retail use.
  - Petition 2014-118 rezoned 2.21 acres on the east side of Randolph Road, north of Sharon Amity Road and east of the subject property, from B-1 (neighborhood business) to MUDD-O (mixed use development, optional) for a Publix retail use.
  - Petition 2013-051 rezoned 1.97 acres on Providence Road at Westbury Road, west of the subject property, from R-3 (single family residential) to INST (CD) (institutional, conditional) for a day care center.
  - Petition 2011-030 rezoned 2.27 acres on Providence Road, north of Westbury Road and west of the subject property, from R-3 (single family residential) to INST (CD) (institutional, conditional) for a day care center.
- **Public Plans and Policies**
  - The *South District Plan (1993)* shows the subject property as multi-family residential. 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 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
<b>Minimum Points Needed: 13</b>	<b>Total Points: 13</b>

- *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. 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 14.
- **Engineering and Property Management:** See Advisory Comments, Note 15.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

## OUTSTANDING ISSUES

### Site and Building Design

1. 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.
2. Add 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. Add 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. Amend 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. Add 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. Amend Note E.3 to specify that the wall will be a maximum of six feet in height along Sharon Amity Road and Woodlark Lane.
7. Provide 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. Provide a note committing to a minimum five-foot designated pedestrian walkway within the alley way and generally depict the walkway on the site plan.
9. Add the following architectural design standards to the site plan:
  - a) To provide privacy, all residential entrances within 15 feet of the sidewalk must 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, unless a flat roof architectural style is employed.
  - c) Usable porches and stoops shall form a predominate feature 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 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. (Note: If the previous text is not added, 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 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - f) Sidewalks and designated walkways shall be provided to connect all residential entrances to sidewalks along the public streets.
  - g) Townhouse buildings shall be limited to five units or less.
10. 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.

**REQUESTED TECHNICAL REVISIONS**Environment

11. Label the existing trees along South Sharon Amity Road that are proposed to be preserved.
12. Amend the label for the proposed tree save to say "possible tree save area, typ."

Transportation

13. Change the label for transitional R/W to say "approximate location of future R/W"

**ADVISORY COMMENTS**

14. 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.
  15. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.
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**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
  - 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