

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 2.97 acres located east of Sharon Road between Sharon Acres Road and Sharon Hills Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes the redevelopment of an existing church site near the Harris YMCA in the Sharon Hills area for a residential development with up to 24 attached townhome dwelling units, for a density of 8.1 units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Holy Covenant United Church of Christ NVR Homes Jeff Brown, Keith MacVean & Bridget Dixon
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 37.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"><li>• The Zoning Committee found this petition to be consistent with the <i>South District Plan</i>; and consistent with the locational criteria in the <i>General Development Policies</i> for the proposed density based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none"><li>• The plan recommends residential land uses; and</li><li>• <i>General Development Policies'</i> locational criteria support the proposed density of 8.1 units per acre.</li></ul></li><li>• 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"><li>• The site is located on a section of Sharon Road that is developed primarily with residential uses, and is adjacent to other property zoned and developed with townhomes; and</li><li>• The petition limits the number of townhome units to 24 and the density to 8.1 units per acre, consistent with the <i>General Development Policies</i>; and</li><li>• The proposed UR-2 (urban residential) zoning provides the flexibility in building type, lot sizes and yard requirements to allow the petitioner to develop the oddly shaped parcel with townhomes while providing a site design that is sensitive to the adjacent single family homes; and</li><li>• The site plan commits to buffers, side yards, rear yards, and limited building heights that are compatible with the existing residential context through the following provisions:<ul style="list-style-type: none"><li>• The site plan provides a 70-foot setback from the future back of curb along Sharon Road, consistent with nearby single family homes; and</li><li>• The site plan provides a 21-foot undisturbed buffer along the rear property line. A 22-foot wide "Class C" buffer would be required under multi-family zoning. The site plan commits to a rear yard that is increased from 10 feet, as required by urban residential zoning, to 30 feet, comparable to a rear yard required under conventional single family residential zoning districts; and</li><li>• The proposal commits to a 16.5-foot wide "Class C" buffer with a six-foot high fence along the side property line abutting single family homes, equivalent to a buffer required under multi-family zoning with the width reduced with a fence. The site plan provides a side yard that is increased from five feet, as required by urban residential</li></ul></li></ul></li></ul>

- zoning, to 16.5 feet, similar to the 20-foot side yard required under conventional multi-family zoning; and
- The site plan limits the height of the proposed units to two stories not to exceed 40 feet, which is the same height allowed for single family homes;

By a 5-0 vote of the Zoning Committee (motion by Wiggins seconded by Eschert).

**ZONING COMMITTEE  
ACTION**

The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition with the following modifications:

Site and Building Design

1. Committed to removing Note 2 under "Solid Waste", the second sentence of Note 1e and the potential location for garbage/recycling shown on the site plan.
2. Provided an architectural note that addresses further variation in stoop design to minimize the length of uninterrupted fascia; two or three different stoop designs with varying architectural treatments will be utilized for individual units. Revised the rendering to show the appropriate solution.
3. Revised the rendering to accurately depict the streetscape and fence along Sharon Road.
4. Provided an updated elevation of the Sharon Road building frontage in addition to the rendering.
5. Specified that the material transitions within the woonerf will be flush in both A and B options.
6. Amended "Architectural Standards" Note 4a to prohibit vinyl siding.
7. Amended "Buffers" Note 5e to specify the fence within the buffer will be no closer than 8.25 feet from the adjoining property and that the fence will have stone columns 30 feet on center.
8. Added a note under "Buffers" committing to the installation of the fence and landscaping on the outside of the fence prior to the issuance of the first certificate of occupancy for the first building constructed on the site.
9. Added detailed elevation for the proposed buffer fence.
10. Added a typical elevation for the proposed buffer landscaping, amended the planting detail for the 16.5-foot wide buffer, increased the number of trees for every 100 feet from six to eight and removed a note stating shrubs would not be required if a fence or wall is constructed so that shrubs will be provided even with a fence or wall.

Transportation

11. Staff rescinded the request to revise the site plan to include planting strip and sidewalk along both sides of the east-west drive aisle because the petitioner is providing a sidewalk on at least one side and landscaping in a planting strip on both sides.
12. Revised the site plan to show/label future curbline (24 feet from existing centerline to back of curb) and place sidewalk in correct future location (back of sidewalk 38 feet from existing centerline). Adjusted planting strip width accordingly.
13. Staff rescinded the request to confirm with Charlotte Fire Department that the proposed access drive with recessed, parallel parking will not be an issue and to revise access drive design to accommodate fire access, if necessary because the petitioner added a note to the site plan to specify that the parallel parking may be eliminated if required by the City of Charlotte Fire Department during the land development review.

**Requested Technical Revisions**

Site and Building Design

14. Provided a definition of "woonerf."
15. Amended Note 4h and/or 5b so that the proposed fence height matches.
16. Amended Note 5g to specify the pedestrian motor courts will be a woonerf design.

- 17. Deleted the reference to “wall pak” lighting in Note 7d.  
Transportation
- 18. Revised the site plan to add a note specifying that all transportation improvements will be constructed and approved before the site’s first building certificate of occupancy is issued.  
Environment
- 19. Committed to amending Note 6c to specify that tree protection is Tree Ordinance standard that is addressed during land development review.  
Other
- 20. Committed to delete Note 10a related to construction hours as this cannot be required or enforced through the conditional rezoning process. The petitioner stated in writing prior to the Zoning Committee meeting that the petitioner would send the neighboring property owners a letter related to construction hours and concrete pours.

**VOTE** Motion/Second: Wiggins / Eschert  
 Yeas: Eschert, Labovitz, Majeed, Wiggins, Spencer  
 Nays: None  
 Absent: Watkins  
 Recused: Lathrop

**ZONING COMMITTEE DISCUSSION** Staff provided a summary of the petition and noted that it was consistent with the adopted area plan and the *General Development Policies*. Staff stated they had received in writing a commitment from the petitioner to address the outstanding issue listed in the Zoning Committee agenda. There was no further discussion 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](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
 The site plan accompanying this petition contains the following provisions:
  - Allows up to 24 single family attached dwelling units in up to seven buildings for a density of 8.1 units per acre.
  - Limits the number of units in each building to five units or fewer.
  - Limits the building height to two stories and up to 40 feet.
  - Provides a 70-foot building setback along Sharon Lane with a 39 to 45-foot landscaped setback behind the public sidewalk.
  - Provides a 16.5-foot buffer along the northern and southern property lines and a 30-foot rear yard with a 21-foot undisturbed buffer along the eastern property line.
  - Provides access via a private drive off Sharon Road with a planting strip and sidewalk on at least one side and a series of woonerfs, which are streets shared between pedestrians and vehicles that are designed to slow down traffic without speed humps, stop lights or stop signs. The petitioner is proposing two woonerf designs, one with parking and one without; both include varied, enhanced pavement material and planting areas.
  - Provides building elevation and architectural commitments for building materials, unit stoop design, blank walls and garage doors.
  - Proposes a five-foot decorative fence with brick or stone pillars and landscaping along Sharon Road behind the public sidewalk.
  - Commits to screening meter banks, HVAC and related mechanical equipment from adjoining properties and from public view and screening backflow preventers from public view.
  - Specifies that each unit will have a two-car garage.
  - Commits to providing no less than eight visitor parking spaces.
  - Limits the height of detached lighting to 16 feet.
  - Provides a CATS bus waiting pad.
  - Proposes solid waste collection via roll out service collected by the City of Charlotte.

- **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 the density requested as illustrated in the table below. The petitioner is requesting 8.1 units per acre.

Assessment Criteria	Density Category - up to 12 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	4 (Medium High)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 12</b>	<b>Total Points: 13</b>

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare between unsignalized intersections. The current site plan replaces existing, narrow back of curb sidewalk with wider, buffered sidewalk. While sufficient right-of-way reservation along Sharon Road has been included in the current site plan,
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 55 trips per day (based on 5,875-square foot church).  
Entitlement: 80 trips per day (based on eight single family dwellings).  
Proposed Zoning: 190 trips per day (based on 24 townhomes).

**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 issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate five students, while the development allowed under the proposed zoning will produce four students. 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 Beverly Woods Elementary (113%), Carmel Middle (103%), or South Mecklenburg High (142%).
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Sharon Road and an eight-inch water distribution main located along Sharon Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Sharon Road.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**Attachments Online at [www.rezoning.org](http://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