

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 2.01 acres located on the east side of Sardis Road between Coventry Row Court and Timber Lane. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes the redevelopment of one single family parcel for an attached residential development containing 16 townhome units on the east side of Sardis Road southeast of the Strawberry Hill area.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Stephen Hays Kellen & Peter Walter Kellen Richter Development, LLC Keith MacVean, Moore & VanAllen, PLLC
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be consistent with the <i>South District Plan</i> and meets the <i>General Development Policies</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends residential uses; and</li> <li>• The proposed density of eight dwelling units per acre meets the <i>General Development Policies</i> locational criteria.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• The site is located on a section of Sardis Road that is developed primarily with residential and institutional uses, and is adjacent to other property zoned and developed with townhomes; and</li> <li>• The proposed zoning provides the flexibility in building type, lot sizes and yard requirements to allow the petitioner to develop an elongated parcel with townhomes while providing a site design that is sensitive to the adjacent single family homes; and</li> <li>• The units are located in a linear layout down the center of the parcel so that they are as far as possible from the adjacent properties on all sides while maintaining vehicular and pedestrian access and required private open space; and</li> <li>• The site plan depicts units along Sardis Road located approximately 48 feet from the back of the curb, consistent with the nearby single family homes and townhomes;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Spencer).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> <li>1. Provided a note committing to additional tree plantings per linear foot within the minimum 10-foot wide buffer along the eastern property line as follows, "The petitioner shall provide a minimum of 5 trees per 100 linear feet within the reduced buffer along the eastern property line. Sixty percent of these trees shall be evergreen and reach a minimum mature height of 10 feet."</li> <li>2. Staff rescinded the request to decrease the number of stories from three to two because the petitioner is limiting the height to 40 feet, the base height for single family residential, and providing pitched symmetrical sloped roofs.</li> <li>3. Staff rescinded the request to provide architectural building</li> </ol>
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elevations with annotated commitments which match the “Development Standards” notes, instead of renderings because the petitioner has annotated the renderings and provided architectural standards to match.

4. Decreased the maximum length of blank walls so that it consistent with the elevations on RZ-2.
5. Deleted the note referring to “recognizable architectural building base.”
6. Amended the renderings for the following items to match the site plan and the “Development Standards”:
  - a. Removed the decorative fence with brick columns and access gates between the buildings and the sidewalk on the northern side of the site;
  - b. Removed the pedestrian scale lighting on the northern side of the site;
  - c. Annotated the rendering to show recessed and covered entrances to the townhomes on the northern side of the buildings; and
  - d. Annotated the rendering to show bay windows, balconies and architectural features on the northern building face.
7. Removed the notes on RZ-2 that states that the “Illustrative Elevations for purposes of communicating the Architectural Standards outlined in Section D of the Development Standards on page RZ 1.0. Actual elevations may vary in style and placement or architectural elements.”
8. Committed to a transition of pavement type at the curb ramp to distinguish the public street from the residential alley.
9. Delineated sidewalks which will connect the residential units to the sidewalks along the street.
10. Provided a turn-around at the end of the proposed residential alley.
11. Added a note that townhome buildings will be limited to five units or less.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

12. Amended Note D.1 under “Architectural Standards” to remove the words “base height” and replaced with “as measured by the Ordinance.”
13. Staff rescinded the request to amend Note D.4.c to include the facades facing east in the blank wall standard as generally depicted on the building renderings/elevations because the petitioner removed Note D.4.c and replaced it with amended Notes D.4 and D.5 related to blank walls.
14. Staff rescinded the request to amend Note D.4.c to reference Note D.3 for the exception of blank wall lengths for building ends because the petitioner removed Notes D.4.c and D.3 and replaced them with amended Notes D.4 and D.5 related to blank walls.
15. Amended Note E.2 to specify an 18-foot buffer will be provided along a portion of the eastern property line as generally depicted on the site plan.

**VOTE**

Motion/Second: Majeed / Spencer  
 Yeas: Fryday, Majeed, McClung, Spencer, Watkins, and Wiggins  
 Nays: None  
 Absent: Lathrop  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Planning staff provided a summary of the petition. Staff noted the changes that occurred since the hearing addressing the staff’s issues. Staff noted that the petition was consistent with the adopted land use plan and the density recommended by the *General Development Policies*.

A commissioner asked about the work the petitioner has done to

address stormwater issues. Staff stated that Stormwater staff were not present but they provided information for the Council's follow-up report which will be provided to the Council prior to the decision.

Another commissioner asked about the Fire Department comment regarding drive width and if large trucks would be able to get in and turn around. Staff explained the access into the site, pointed out the turnaround points and stated that Fire had no issues with the site plan design. The commissioner asked about garbage collection and mail delivery. Staff explained that garbage collection would be provided through City roll-out service and that rezonings do not get into the level of detail to determine where mail delivery will occur and that will be worked out with the Post Office. The commissioner also asked about common areas. Staff noted that the individual units are required to provide 400 square feet of private open space. However, this type of project is not required to provide common open space, although there is an area of tree save at the rear of the site. The commissioner asked about turning movements onto Sardis Road. CDOT staff responded that they do not prescribe where vehicles will turn left or right, and there is not a specific place to make a u-turn. CDOT staff did note that there is a street network in the area and people can choose their routes using that network.

A Commissioner asked how garbage collection will work. Staff responded that it would depend on how they work out collection service with the City. The Commissioner noted that they liked the additional visitor parking the plan provided.

Another Commissioner noted that they felt people would be able to find their way in and out of the site. There was no further discussion.

#### **STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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### **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 the construction of up to 16 for-sale attached dwelling units at a maximum density of eight dwelling units per acre.
- Limits maximum building height to three stories and 40 feet. Specifies that pitched symmetrical sloped roofs will be provided.
- Specifies acceptable building materials and specifically prohibits the use of vinyl except in soffits and windows.
- Commits to the use of windows and other elements of visual interest on each floor of building ends facing public streets so that blank walls are no greater than 20 feet in length and 10 feet on building ends facing public streets.
- Specifies that residential entrances within 15 feet of sidewalks along public streets will be raised a minimum of 12 inches.
- Commits to recessing garage doors visible from public or private streets a minimum of 12 inches from the wall plane and including additional architectural treatments such as windows or projecting elements of the doors.
- Limits the number of units in a townhome building to five or less.
- Provides a minimum ten-foot "Class C" buffer with a six-foot high fence along the eastern property line and an 18-foot undisturbed buffer along a portion of the eastern property line and entirety of the southern property line. Specifies that the buffer may be reduced or removed in the event an adjacent parcel is rezoned for a use that does not require a buffer. Provides additional tree plantings per linear foot within the minimum 10-foot wide buffer along the eastern property line, so there are a minimum of five trees for every 100 feet and that 60% of the trees are evergreen and reach a mature height of 10 feet.
- Provides an eight-foot planting strip and 12-foot multi-use path along the site's frontage on Sardis Road.
- Provides access to the site from Sardis Road via a new public street constructed on the front

part of the site and a second, perpendicular public street stubbed to the adjacent large parcel also fronting Sardis Road. The intersection of the new public street and Sardis Road will be limited to right-in/right-out.

- Commits to constructing up to two speed humps along Timber Lane or Mammoth Oak Drive within one year after the final certificate of occupancy is issued, if approved under CDOT’s traffic calming parameters.
- **Public Plans and Policies**
  - The *South District Plan* (1993) recommends residential uses at a density of up to three dwellings per acre.
  - 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 – yes
Land Use Accessibility	2 – Medium
Connectivity Analysis	2 – Medium low
Road Network Evaluation	0 – no
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 11</b>	<b>Total Points: 11</b>

• **TRANSPORTATION CONSIDERATIONS**

- The site is on a major thoroughfare approximately 1300 feet from the signalized intersection of Fairview Rd and Providence Rd. The current site plan commits to replacement of narrow, back of curb sidewalk with a standard planting strip and 12-foot multi-use path. The multi-use path is a part of a broader plan to create connections for bicyclists and pedestrians in this area. The petition provides a median on Sardis Road which restricts the development access to right in-right out to avoid center lane conflicts with the existing local street intersection at Strawberry Hill Drive. Additionally, there is a commitment to monitoring for and, if warranted, construction of traffic humps along a nearby street.
- **Vehicle Trip Generation:**  
 Current Zoning:  
     Existing Use: 10 trips per day (based on one existing single family home).  
     Entitlement: 60 trips per day (based on six single family homes).  
 Proposed Zoning: 130 trips per day (based on 16 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 on-street parking on roads less than 26-foot clear width. See Charlottefire.org for other requirements.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three 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 one student.
  - The proposed development is not projected to increase the school utilization (without mobile classroom units) for Lansdowne Elementary (109%), McClintock Middle (102%) or East Mecklenburg High (121%).
- **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 Sardis Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located at the intersection of Strawberry Hill Drive and Sardis Road.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.

- **Mecklenburg County Parks and Recreation Department:** No issues.
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**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