

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 2.01 acres located on the east side of Sardis Road between Coventry Row Court and Timber Lane. (Council District 6 - Smith)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Stephen Hays Kellen & Peter Walter Kellen Richter Development, LLC Keith MacVean, Moore & VanAllen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10.

STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition in its current form due to outstanding issues related to site and building design commitments.</p> <p><u>Plan Consistency</u> The proposed land use is consistent with the <i>South District Plan</i> recommendation for residential uses, and meets the <i>General Development Policies</i> locational criteria for the proposed density of eight dwelling units per acre.</p> <p><u>Rationale for Recommendation</u> Staff does not support this petition in its current form for the following reasons:</p> <ul style="list-style-type: none"> • The “Development Standards” notes lack the commitments needed to ensure the site is developed in accordance with the provided “Illustrative Elevations”. • The “Illustrative Elevations” do not match the site plan notes as the elevations do not show the “recognizable architectural building base” and far exceed the minimum blank wall standards. • In addition, the “Illustrative Elevations” include a note that the actual elevations may vary in style and placement and refers to the “Development Standards” notes for details. However, the “Illustrative Elevations” show a number of desirable elements for which there are no note commitments which are inconsistent with the “Development Standards”. These include varied architecture by unit, pitched roofs, prominent entrances, open decorative fencing with columns, pedestrian scale lighting, extensive use of windows and doors including bay windows and balconies. Without the note commitments, the developer could build a very different project from that which is rendered. • Finally, the “Illustrative Elevations” do not reflect the proposed site conditions as open green spaces are rendered in an area where buffers and fencing are shown in the site plan. <p>Staff could support approval of the petition if the outstanding issues, including those related to site and building design, are satisfactorily addressed.</p>
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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 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 and private streets so that blank walls are no greater than 10 feet in length.
- Provides commitments for building elevations to include vertical modulation, recognizable architectural building base, and blank walls limited to 20 feet in length.
- Specifies that residential entrances within 15 feet of sidewalks along public streets will be raised a minimum of 18 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.
- 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 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 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.
- **Existing Zoning and Land Use**
 - The subject property is zoned R-3 (single family residential), fronts on Sardis Road and is developed with one single family home.
 - Adjacent to the west is a development of townhomes on individual lots with surrounding common open space, zoned R-12MF (multi-family residential).
 - To the east and south are single family homes on large lots, all zoned R-3 (single family residential).
 - Across Sardis Road to the north is the commercial component of Strawberry Hill which is zoned NS (neighborhood services), the Strawberry Hill multi-family residential development which is zoned R-12MF (multi-family residential), Sardis Road Nursing Home which is zoned R-12MF(CD) (multi-family residential, conditional) and Central Church of God complex which is zoned R-3 (single family residential).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area include:**
 - Petition 2016-032, located on the west side of Providence Road and north of Fairview Road, modified an earlier rezoning for 36.1 acres from R-17 MF(CD) (multi-family residential, conditional) to MUDD-O (mixed use development, optional) to allow for 580 dwelling units.
 - Petition 2015-046, located on the northwest corner of Providence Road, Fairview Road and Sardis Road, rezoned 10.7 acres from R-12MF (multi-family residential) and B-1(CD) (neighborhood business, conditional) to MUDD-O (mixed use development, optional). The rezoning allows up to 100,000 square feet of retail, eating/drinking/entertainment establishments, general and medical office and personal service uses, and up to 225 residential dwelling units. A site plan amendment (petition 2016-047) has been submitted for this site.
 - Petition 2014-093 rezoned 3.15 acres located on the northeast corner of Providence Road, Sardis Road and Fairview Road to MUDD-O (mixed use development, optional) to allow a maximum 35,000 square feet of commercial floor area as an addition to the Strawberry Hill retail area.
 - Petition 2012-076 rezoned 1.66 acres located on the northeast corner of Providence Road and Mammoth Oaks Drive from INST(CD) (institutional, conditional) to B-1(CD) (neighborhood business, conditional) to allow a free-standing surface parking lot associated with an adjacent religious institution.
- **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
Minimum Points Needed: 11	Total Points: 11

- **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.

OUTSTANDING ISSUES

Site and Building Design

1. Provide a note committing to additional tree plantings per linear foot within the minimum 10-foot wide buffer along the eastern property line.
2. Decrease the number of stories from three to two in order to match the character of the area.
3. Provide architectural building elevations with annotated commitments which match the "Development Standards" notes, instead of renderings.
4. Decrease the maximum length of blank walls so that it consistent with the elevations on RZ-2.
5. Show the "recognizable architectural building base" on the elevations or delete the corresponding note.
6. Show the following items, from the elevations, on the site plan and describe the details in the "Development Standards":
 - a. Decorative fence with brick columns and access gates between the buildings and the

- sidewalk on the northern side of the site;
 - b. Pedestrian scale lighting on the northern side of the site;
 - c. Defined, prominent, entrances to the townhomes on the northern side of the buildings;
 - d. Bay windows, balconies and architectural features on the northern building face.
7. Remove 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. Commit to a transition of pavement type or provide a curb ramp to distinguish the public street from the residential alley.
 9. Delineate and provide the width of the sidewalks which will connect the residential units to the sidewalks along the street.
 10. Provide a turn-around at the end of the proposed residential alley.

REQUESTED TECHNICAL REVISIONSSite and Building Design

11. Amend Note D.1 under "Architectural Standards" to remove the words "base height" and replace with "building height to be measured as required by Ordinance."
 12. Amend Note D.4.c to include the facades facing east in the blank wall standard as generally depicted on the building renderings/elevations.
 13. Amend Note D.4.c to reference Note D.3 for the exception of blank wall lengths for building ends.
 14. Amend 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.
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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 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

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