

REQUEST	Current Zoning: UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)
LOCATION	Approximately 1.57 acres located on the south side East Woodlawn Road between Old Woods Road and Fairbluff Place. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to reduce the number of dwelling units and modify the site layout for property in the Madison Park area that was previously rezoned in 2014 for townhome development.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Kyle Short Kyle Short Chip Cannon, Urban Design Partners
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Park Woodlawn Area Plan</i>, as amended by petition 2014-029, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends residential uses at up to eight dwelling units per acre on the subject property. • 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 proposal reduces the total number of dwelling units from 14 to 11 and decreases the proposed density from 8.89 dwelling units per acre to 7.00 dwelling units per acre; and • The proposed site plan amendment maintains commitments designed to ensure that the project is compatible with the surrounding single family neighborhood. The commitments include a ten-foot "Class C" buffer around the perimeter of the property, building height limited to three stories and not to exceed 40 feet, and architectural standards related to building materials, sloped roofs, garage doors, and unit entrances; and • The project provides additional architectural design standards that address building elements facing the public street such as windows and chimneys; and • The project will also support future improvements to Woodlawn Road by placing the sidewalk and planting strip in a location to accommodate future widening, as recommended in the <i>Park Woodlawn Area Plan</i>; <p>By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Labovitz).</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 privacy fence along the eastern property line consistent with the previously approved rezoning site plan because the petitioner has committed to providing a 10-foot wide buffer with trees and shrubs planted according to the "Class C" buffer standard. The petitioner has further specified that shrubs will be evergreen and selected to attain minimum eight feet in height at the time of maturity.
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Additionally, the site plan is designed so that only garages abut the eastern property line and the garages are limited in height to a maximum of 28 feet.

Site and Building Design

2. Amended the "Permitted Uses" to reflect the reduction of units from 14 to 11.
3. Amended the maximum height of detached lighting from 20 feet to 21 feet to reflect industry standards.
4. Amended the "Development Summary" to add "and not to exceed three stories" to the building height.

Environment

5. Removed Note 2 under "Environmental Features" in its entirety and replaced with the following: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."

VOTE

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

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition and indicated that all outstanding issues had been resolved. Staff noted that this petition is consistent with the *Park Woodlawn Area Plan*. There was no further discussion.

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 amendment contains the following changes:

- Reduces the total number of units allowed from 14 to 11, reducing the density from 8.89 units per acre to seven units per acre.
- Eliminates the two single family detached units proposed in the rear of the site and adds detached garages for all units.
- Changes the layout so that the site is served with a single access drive perpendicular to Woodlawn Road with dwelling units on one side of the drive and garages for each unit on the other side. Six visitor parking spaces are provided between the garage buildings.
- Removes the proposed possible retention area at the rear of the site and identifies the area as targeted for tree save.
- Maintains the height limit of three stories and not to exceed 40 feet for the dwelling units and adds a maximum height for garages of 18 feet measured from the drive and a maximum of 28 feet along the eastern elevations due to topography.
- Modifies the proposed building elevations and proposed building materials. Adds prohibition of the use of vinyl except on windows and soffits.
- Provides additional architectural design commitments related to residential entrances, pitched roofs, corner and end units facing the public street and garage doors visible from the public street.
- Specifies that residential entrances will be raised from the average grade of the internal sidewalk by a minimum of 12 inches to provide privacy.
- Removes the proposed masonry privacy wall from along East Woodlawn Road.
- Maintains the ten-foot "Class C" buffer provided with the previously approved site plan.

- **Public Plans and Policies**

- *The Park Woodlawn Area Plan (2013)*, as modified by rezoning petition 2014-029, recommends multi-family residential uses at eight dwellings per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major thoroughfare. The current site plan dedicates the right-of-way to accommodate the future four-lane divided roadway with bike lanes as envisioned in the *Park Woodlawn Area Plan*. The trip generation is slightly decreasing compared to the current zoning entitlements. In addition, this project is installing widened planting strip and sidewalk along their property frontage.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family home).
 - Entitlement: 130 trips per day (based on 12 townhomes and two single family homes).
 - Proposed Zoning: 94 trips per day (based on 11 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:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No Issues.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing four-inch water distribution main and an existing eight-inch water distribution main located along East Woodlawn Road. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along East Woodlawn 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 comments received.
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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 Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review

Planner: John Kinley (704) 336-8311