

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.
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.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to the installation of a privacy fence, and minor requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Park Woodlawn Area Plan</i> recommendation for residential uses at up to eight dwelling units per acre, as amended by petition 2014-029.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The proposal reduces the total number 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. • 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. • The project provides additional architectural design standards that address building elements facing the public street such as windows and chimneys. • 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>.
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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 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 approved site plan.
- **Existing Zoning and Land Use**
 - The site was previously rezoned by Petition 2014-029 from R-4 (single family residential) to UR-2(CD) (urban residential, conditional) to allow redevelopment of the existing single family home with up to 12 townhome style multi-family units, and two single family detached units.
 - The site is surrounded by R-4 (single family) zoning with property developed with single family detached homes to the east, south and west and institutional uses across East Woodlawn Road to the north.
 - Farther to the east and west, are several sites fronting East Woodlawn Road are zoned and developed with more intense residential and non-residential uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Park Woodlawn Area Plan* (2013), as modified by the prior rezoning petition, 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:** See Requested Technical Issues, Note 5.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing four inch water distribution main and an existing eightinch 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.

OUTSTANDING ISSUES

Site and Building Design

1. Provide a privacy fence along the eastern property line consistent with the previously approved rezoning site plan.

REQUESTED TECHNICAL REVISIONSSite and Building Design

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

Environment

5. Remove Note 2 under "Environmental Features" in its entirety and replace 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."
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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 Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Transportation Review

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