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<b>REQUEST</b>	Current Zoning: UR-2(CD), urban residential, conditional Proposed Zoning: UR-2(CD) SPA, urban residential, conditional, site plan amendment
<b>LOCATION</b>	Approximately 2.58 acres located on the northwest corner of Churchill Road and Wendwood Lane.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes a site plan amendment to allow the construction of 36 multi-family units in seven buildings at a density of 13.97 dwelling units per acre. The site plan amendment modifies the size of the buffer, number of buildings, building layout, building materials, and building type.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> .
<b>Property Owner</b>	The Boulevard at Wendwood View, LLC
<b>Petitioner</b>	Kenneth J. Abner, The Boulevard Company
<b>Agent/Representative</b>	Walter Fields/Susan Cannon
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following site plan changes:

- 36 “for-sale” dwelling units modified to “multi-family”.
- Residential buildings number modified from two to seven.
- 50-foot Class C buffer abutting residential reduced to 37.5-feet, with inclusion of an existing wall (average of six feet in height).
- Masonry building materials previously limited to brick, stucco, or similar product, expanded to include hardi-plank, decorative block and stone.
- 40 feet of right-of-way on Randolph Road dedicated prior to the issuance of a building permit modified by removing the timing of the dedication, and conveyed only if the existing right-of-way is determined inadequate.
- Five-foot internal sidewalk added to connect the units, parking areas, and public sidewalks along Randolph and Wendwood Lane.
- Outdoor lighting fixtures modified to provide full cut-off fixtures, limited to 30 feet in height, with the exception of lower, decorative lighting along driveways, sidewalks, and parking areas.

- **Existing Zoning and Land Use**

The subject property is currently vacant. This site was a part of an earlier rezoning (1999-039) including the property to the north, which allowed 174 multi-family units which have been constructed (Sterling Magnolia Apartments). Properties to the west across Randolph Road are zoned R-3 and in single family residential use. Properties to the east, across Wendwood Lane, are zoned UR-2(CD) and R-12(MF), while properties to the south are occupied by a single family use, zoned R-3, and condominiums zoned R-12MF(CD).

**Rezoning History in Area**

Recent rezoning approved in the area include:

Petition 2003-115 rezoned 1.7 acres from R-3 and R12MF(CD) to UR-2(CD) to allow seven townhouses.

Petition 2005-140 rezoned 4.5 acres from R-3 to UR-2(CD) to allow 41 multi-family units.

**Public Plans and Policies**

The *South District Plan* (1993) recommends high density residential uses.

This petition is consistent with the *South District Plan*.

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**PUBLIC INFRASTRUCTURE** (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 560 trips per day.

Proposed Zoning: 560 trips per day.

**CDOT:** Requests internal system of five-foot or wider sidewalks that connect the building entrances to sidewalk along both Wendwood Lane and Randolph Road. A note needs to be added that indicates that “no parking” signs will be installed on the private alleys to prevent on street parking that would conflict with access to garages.

**Charlotte Fire Department:** No issues.

**CATS:** No issues.

**Connectivity:** No issues.

**Schools:** The proposed development would generate 20 students if the units are rental. The net change in the number of students generated from existing zoning to the proposed zoning is 12 students (rental units). If the proposed development consists of for-sale units, then it would generate eight students. The net change in the number of students generated from the existing zoning to the proposed zoning is zero.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

**Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Minimizes impacts to the City's tree canopy by providing a 22.7 percent tree save area.

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**OUTSTANDING ISSUES**

The petitioner should:

1. Provide a site cross-section to illustrate the relationship between buildings on the site and the adjacent single family home on tax parcel 15708104.
2. Show the location of the proposed solid waste and recycling facilities and required screening.
3. Modify Note #7 to address how the existing brick retaining wall and the existing stucco wall (average six feet in height), located in the existing 37.5-foot buffer, will be impacted if grading occurs within the first 9½ feet on the inside of the buffer. Also explain why grading may be needed.
4. Modify the site plan to show that 400 square feet of private open space can be provided, if land is sold with the unit.
5. Provide internal system of five-foot or wider sidewalks that connect the building entrances to sidewalk along both Wendwood Lane and Randolph Road.
6. Modify Note #16 by adding the sentence, “The petitioner will submit a Solid Waste

Management Plan prior to initiating land clearing, demolition and/or construction activities."

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

- Application
- CATS Review
- CDOT Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

**Planner:** Sandra Montgomery (704) 336-5722