
REQUEST	Current Zoning: R-4 (single family residential), R-43MF (multi-family residential), and R-6MH(CD) (multi-family residential) Proposed Zoning: UR-3(CD)(conditional urban residential) and R-4 (single family residential)
LOCATION	Approximately 6.4 acres on the north side of Woodlawn Road, west of Park Road.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition seeks approval to redevelop two existing multi-family buildings for 302 apartment units on 6.4 acres, with a resulting density of 47.2 units per acre.
STAFF RECOMMENDATION	The building's mass and scale are significant issues for planning staff. CDOT has identified the need for a street connection that the petitioner is unwilling to provide. Consequently, the staff is unable to support this petition as currently proposed.
Property Owner	Fairfield Woodlawn Ltd/Properties of the Carolinas, LLC./George & Barbara Kaye
Petitioner	Fairfield Development, LP
Agent/Representative	John Carmichael/Laura Simmons for K.L. Gates
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The proposed building is four stories high (five levels for the centralized parking deck) and about 685 feet long.
- There are 156 units (24.4 du) existing on the site. The existing zoning would allow about 249 units (38.9 du). A total of 302 units (47.2 du) are being proposed.
- Vehicular access consists of a driveway through the building to the parking deck, a driveway to the leasing office area, and a trash and emergency access driveway from Drexel Place. Due to the length of the building, much of the rear of the building is devoted to a "grasspave" strip for emergency fire access, thereby eliminating the ability to provide on-site buffers. Off-site buffering is offered for abutting owners who desire it.
- Petitioners are seeking an exception from Engineering and Property Management to eliminate curb, gutter and sidewalk improvements along the Drexel Place frontage. That request will be reviewed during permitting.
- Dedication of twenty feet of right-of-way is offered along Woodlawn Road.

- **Existing Zoning and Land Use**

There is a single family neighborhood to the north zoned R-4. There is a gas station to the east. Across Woodlawn Road to the south is a single family neighborhood zoned R-6MF(CD). A condominium development is to the west with R-6MFH(CD) zoning.

- **Rezoning History in Area**

There have been two recent rezonings to MUDD(CD) on the west side of Park Road.

- **Public Plans and Policies**

The *Central District Plan* (1993) recommends multi-family residential here but without a specific density. The *General Development Policies* (2003) support only 17 units per acre on this site. However, the existing zoning is predominantly for 43 units per acre. Staff could support the

proposed increase in density if the size scale and massing of the building is modified.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

Current Zoning: 1140 trips

Proposed Zoning: 1770 trips

CDOT: Due to the extended street frontage of this site and the existing block length, CDOT is recommending a new public street through this site from Woodlawn Road to Drexel Place. The policy guidance is the Transportation Action Plan and the Urban Street Design Guidelines. See on-line memo for details.

Charlotte Fire Department: No issues.

CATS: The petitioner is providing a bus waiting pad and easement on Woodlawn Road.

Connectivity: CDOT is seeking a vehicular connection between Woodlawn Road and Drexel Place.

Schools: The net increase in students is estimated to be 31. All schools in this attendance area are over-capacity. The petitioner has reportedly agreed to make a cash contribution to CMS of \$1,000 per student.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: This proposal will comply with the Post Construction Control Ordinance, including providing an 11.37% natural area. Included within that are tree save areas totaling 2.41% of the site.

LUESA: Extensive demolition will be necessary on the site. LUESA is requesting a solid waste management plan to enhance recycling of demolition and construction materials.

SITE DESIGN: This development is within an activity center and is served by three local bus routes. This supports air quality objectives. A bus pad will be constructed, allowing CATS to provide a bus shelter. This will encourage use of transit. Currently, neither vehicular nor pedestrian connectivity is being proposed between Woodlawn Road and Drexel Place.

OUTSTANDING ISSUES

1. The proposed building is very large for this area. It presents an unbroken span of 685 feet along Woodlawn Road. This is longer than the block lengths recommended by the USDG, even in an Activity Center. The size of the building also necessitates the fire lane at the rear of the building where vegetative buffering is needed. Offering to plant vegetation on abutting properties only partially satisfies the needed buffering.
 2. The vehicular connection requested by CDOT needs to be incorporated into the site plan.
 3. If a street is not provided to Drexel Place then a minimum five-foot sidewalk is needed.
 4. The shrubs screening the leasing office parking need to be extended to screen the loading area.
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Attachments Online at www.rezoning.org

Application Form
Site Plan
CDOT Review
CATS Review
Storm Water Review
LUESA Review

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