

**February 15, 2016**

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 2.48 acres located on the southwest corner at the intersection of North Wendover Road and Melchor Avenue. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow up to 38 single family attached dwelling units, at a density of 15.3 units per acre, and related accessory uses, on a vacant parcel in the Wendover/Sedgewood neighborhood.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	South State Bank, et al North Wendover Partners, LLC John Carmichael, Robinson Bradshaw & Hinson
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to fencing, blank walls, site and building design and other minor technical issues.</p> <p><u>Plan Consistency</u> The petition is consistent with the residential use recommended by the <i>South District Plan</i>. In addition, the site meets the criteria set forth in the <i>General Development Policies</i> for consideration of an increase in density up to 17 dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"><li>• The property is located on a segment of Wendover with multi-family, office, and government uses. Immediately east of the site is an existing multi-family development that also has access from Wendover Road.</li><li>• The site is separated from existing single family residential units by a stream and a fairly significant grade change.</li><li>• The proposed driveway location aligns with a potential future extension of Cascade Circle from Billingsley Road to Wendover Road.</li><li>• Access to the site is limited to the single driveway reducing the number of potential driveways along this heavily traveled portion of Wendover Road.</li></ul>
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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 38 single family attached dwelling units not to exceed three stories in height.
- Private open space for each unit.
- Units fronting Wendover Road will have doors along the street side of the building to access the private open space associated with each unit.
- A maximum six-foot tall wooden fence with gates to allow access from private open space areas to the sidewalk along Wendover Road for units that front Wendover Road.
- A three-foot landscape area will be provided between the back of the sidewalk and the six-foot fence enclosing the private open spaces.
- A 15-foot wide "Class C" buffer abutting residential zoning and uses located west of the site and abutting a portion of the rear of the site. A 20-foot wide "Class C" buffer will be provided along the remainder of the rear of the site.
- Access to the site via one driveway off Wendover Road.
- Units will be accessed by an internal private drive.

- **Existing Zoning and Land Use**

- The subject property is vacant.

- Adjacent properties across North Wendover Road contain single family and multi-family residential dwellings, office uses, a child care center, a police substation and are zoned R-5 (single family residential), R-22MF (multi-family residential), O-1 (office), O-15(CD) (office conditional), O-1(CD) (office, conditional), and NS (neighborhood services).
- Surrounding parcels south of North Wendover Road are developed with single family and multi-family residential dwellings in R-3 (single family residential), R-4 (single family residential) and R-22MF (multi-family residential) zoning.
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Petition 2012-26 rezoned 3.65 located on the northwest corner at the intersection of North Wendover Road and Marvin Road to O-1(CD) (office, conditional) to allow the reuse and possible expansion of two existing child care buildings for approximately 30,000 square feet of office uses.
  - Petition 2009-73 rezoned 2.5 acres located on the northeast corner at the intersection of North Wendover Road and Ellington Street to NS (neighborhood services) to allow a police station.
- **Public Plans and Policies**
  - The *South District Plan* (1992) recommends single family land uses.
  - *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 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category - up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 13</b>	<b>Total Points: 13</b>

- The petition supports the *General Development Policies-Environment* by developing an existing site in a developed area, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
  - The vehicular access for the development has been sited to create a potential four-legged intersection if Cascade Circle is extended to Wendover Road through future development. The future cross-section of Wendover Road will include bike lanes and a left-turn lane to serve the site. The site plan correctly locates the building setback to allow for the future cross-section to be implemented. NCDOT may require construction of a left-turn lane as part of the access permit to Wendover Road. The rezoning also improves the streetscape, which will include a wide planting strip and sidewalk.
  - **Vehicle Trip Generation:**  
Current Zoning: 80 trips per day (based on single family dwellings).  
Proposed Zoning: 280 trips per day (based on townhomes).

#### DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** See Advisory Comments, Note 13.
- **Charlotte Department of Solid Waste Services:** See Outstanding Issue, Note 5.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate seven 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 zero. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Cotswold Elementary (144%), Alexander Graham

Middle (114%) or Myers Park High (115%).

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** See Outstanding Issues, Note 8.
- **Engineering and Property Management:** See Outstanding Issues, Note 7.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. Add note that any fencing above four feet in height should have transparency of 50%.
2. Add note that the fence will not be a solid wall but will have openings such as gates/entries.
3. Add a note that there will be no blank walls over 20 feet vertically or horizontally.
4. Facades fronting Wendover Road shall not have a private elevated deck.

##### Other Minor Issues

5. Show and label the location for required solid waste containers.
6. Specify maximum building height in feet and number of stories.

##### Infrastructure

7. Show right-of-way trees protected and tree save on the site plan.
8. Add a note stating that petitioner acknowledges that there is no water system availability to the site and that development cannot occur until there is availability.

#### **REQUESTED TECHNICAL REVISIONS**

9. Label the private open space referenced on Sheet RZ-1.
10. Amend Development Data to reflect proposed density of 15.3 units per acre.
11. Delete Note 4 under General Provisions, Note 3 under Transportation, Note 1 under Streetscape and Landscaping, Note 3 under Environmental Features, Note 1 under Signage and Note 3 under Binding Effect of the Rezoning Documents and Definitions.
12. Show and label 50 feet from center line to be provided along Wendover Road.

#### **ADVISORY COMMENTS**

13. Developer must comply with the City's Housing Policies if seeking public funding.
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#### **Attachments Online at [www.rezoning.org](http://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 Department of Solid Waste Services Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327