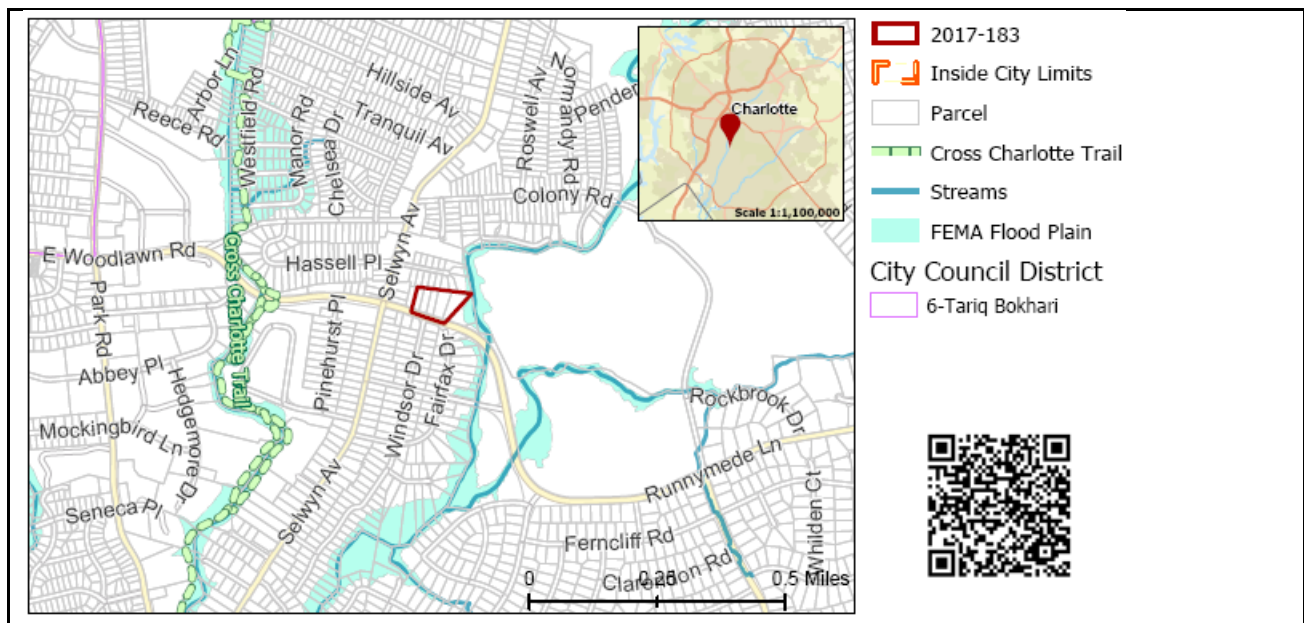


## REQUEST

Current Zoning: R-3 (single family residential)  
 Proposed Zoning: UR-2(CD) (urban residential, conditional)

## LOCATION

Approximately 3.01 acres located on the north side of Runnymede Lane, east of Selwyn Avenue.  
 (Council District 6 - Bokhari)



## SUMMARY OF PETITION

The petition proposes to redevelop five existing single family home sites in the Selwyn neighborhood with up to 26 townhome dwelling units with a density of 8.65 units an acre.

## PROPERTY OWNER

Various

## PETITIONER

Hopper Communities, Inc.

## AGENT/REPRESENTATIVE

John Carmichael / Robinson Bradshaw

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 19

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is consistent with the *Central District Plan* recommendation for residential use, and the proposed density of 8.65 units per acre meets criteria in the *General Development Policies* for development at up to twelve dwelling units per acre.

### Rationale for Recommendation

- The petition limits the number of townhome units to 26 and the density to 8.65 units per acre, which is consistent with the *General Development Policies*.
- The rezoning will allow the property to serve as a transition between the Runnymede Lane, a major thoroughfare, and single family detached uses to the rear of the site.
- Architectural standards for the proposed units address building materials and include proposed building elevations.
- The proposed development improves the site frontage with an eight-foot planting strip and 12-foot multi-use path which will improve both safety and the pedestrian experience.

## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the development of up to 26 single family, attached dwelling units.
- Limits the total number of buildings to eight, with a maximum of four units in one building.
- 12-foot multi-use path and eight-foot planting strip along Runnymede Lane.
- 30-foot tree save area and new trees and shrubs where existing vegetation is bare along the northern property line adjacent to the abutting single family homes.
- Detail of the proposed planting area along the eastern property line to screen proposed retaining walls.
- New trees will have a minimum height of eight feet when planted along the eastern property line.
- 10-foot wide landscape area with evergreen trees and shrubs, and with six-foot fence and retaining walls along the western property line adjacent to the abutting single family home.
- 23-foot building setback line along the western property line.
- Development cross sections for the eastern and western property line showing planting areas and retaining walls.
- Commits to additional plantings and minimum height of eight to ten feet during installation in the proposed tree save area along the eastern property line.
- Location of possible retaining walls with a maximum height of 15 feet for each wall along the eastern property line.
- Additional plantings and trees along the building edge of proposed building D.
- Maximum height of 48 feet for buildings labelled "B, C, & D" with possible roof top terrace.
- Maximum height of 35 feet for buildings labelled "F" and "G" adjacent to the northern property line.
- Maximum height of 40 feet for building labelled "A, E, & H".
- Provides a number of architectural commitments related to building materials, roofing types, roof pitches, doors, windows and raised foundations.
- Roof top terraces will be allowed on unit internal to the site along Runnymede Lane.
- Commits that all facades will have an overall total of 66 percent of brick below the roof line.
- Vinyl will not be an allowed building material except for soffits, windows, doors, and trim.
- Prohibits detached lighting doors, patios, decks, and HVAC units, not be allowed along the facades facing the northern property line (Hassell Place).
- Provision which limits construction activity Monday thru Saturday and no activity allowed on Sunday.
- Six-foot masonry wall to screen private drive from the public right-of-way between buildings "A" and "B".
- Includes proposed building elevations.

### • Existing Zoning and Land Use



- The subject property is zoned R-3 (single family residential) and is developed with five single family homes.
- The surrounding properties are zoned R-3 (single family residential) and developed with residential structures.



The subject site is developed with five single family homes, each with access to Runnymede Lane.



South of the site, across Runnymede Lane are properties with single family homes.

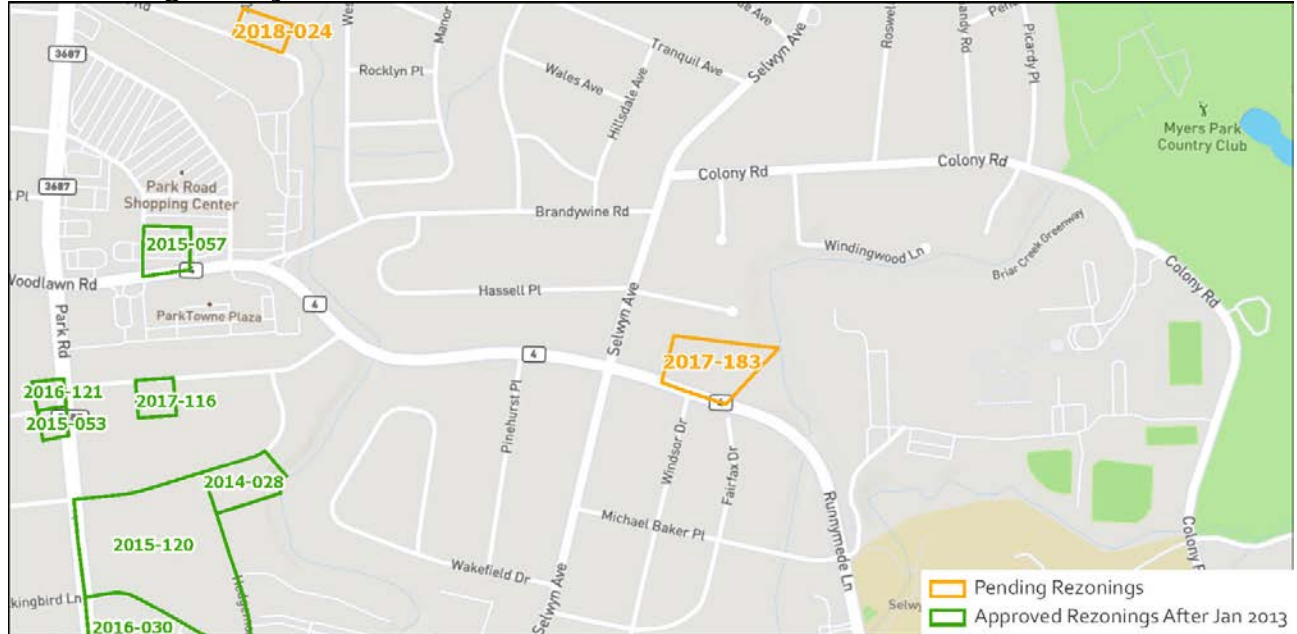


North, to the rear of the site, are single family homes along Hassell Place.



Parcels to the east and west of the site are developed with single family homes.

### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2008-016	Rezoned 0.64 acres from R-3 (single family) to O-1(CD) (office, conditional) to allow an existing structure and associated parking for an institutional use (Selwyn Avenue Presbyterian Church).	Approved

### • Public Plans and Policies



- The *Central District Plan* recommends residential uses up to four dwelling units per acre.
- The *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 12 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 du
Meeting with Staff	Yes (1)
Sewer and Water Availability	CMUD (2)
Land Use Accessibility	High (3)
Connectivity Analysis	Med-Low (2)
Road Network Evaluation	No (0)
Design Guidelines	Yes (4)
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 11</b>	<b>Total Points: 12</b>

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare approximately 200 feet from a signalized intersection. The current site plan commits to a multiuse path connection across the site frontage and driveway alignment with the existing local street intersection.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 70 trips per day (based on 5 dwelling units).
    - Entitlement: 100 trips per day (based on 8 dwelling units).
  - Proposed Zoning: 200 trips per day (based on 26 townhome units).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No on-street parking allowed on the internal private driveways.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate eight students, while the development allowed under the proposed zoning will produce one student. Therefore, the increase in the number of students generated from existing zoning to proposed zoning is zero students.
- The proposed development is projected to maintain the school utilization (without mobile classroom units) as follows:
  - Selwyn Elementary at 181%
  - Alexander Graham Middle at 112%
  - Myers Park High from at 114%.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing six-inch water distribution main located along Runnymede Lane. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Runnymede Lane.
- **Engineering and Property Management:**
- **Arborist:** Trees cannot be removed from or planted in the right of way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right of way on a City of Charlotte maintained street; species must be approved before planting.
- **Erosion Control:** No outstanding issues.
- **Land Development:** See Outstanding Issues, Note 11.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** Site shall comply with the City of Charlotte Tree Ordinance and provide 15% tree save.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

**OUTSTANDING ISSUES**Site and Building Design

1. Increase the proposed landscape area along the western property line to 30 feet. **Outstanding.**
2. ~~Provide sidewalk along the frontage of building "E".~~ **Addressed.**
3. ~~Modify and provide a 30-foot class "C" buffer along the eastern property line.~~ **Addressed, see outstanding issue #9.**
4. ~~Show and label setback based on buildings shown on the site plan.~~ **Addressed.**
5. ~~Provide a detail or plan of the proposed trees to be saved along the eastern property line.~~ **Addressed.**
6. ~~Provide elevations of the buildings allowed to have a roof top terrace.~~ **Addressed**
7. ~~Provide a street elevation/ cross section along Runnymede Lane showing all the proposed units with topography changes.~~ **Addressed.**
8. ~~Add a note clarifying that if tree save is not provided along the eastern property line a 30-foot class "C" buffer will be provided along the eastern property line.~~ **Addressed.**
9. ~~Add additional evergreen trees and shrubs along the eastern property line to fully screen retaining walls.~~ **Addressed by providing a planting detail by adding more evergreen trees and minimum planting height of eight feet for new trees within the tree save area that is thin.**
10. ~~Reduce the total height of the retaining walls on the eastern side to 20 feet.~~ **Addressed by limiting the walls to 15 feet in height per wall.**

Environment

11. ~~Delete the phrase "development of" from note H.1 under the environmental features heading.~~ **Addressed.**

Transportation

12. ~~Petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk where feasible.~~ **Addressed.**

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

13. ~~Modify and label the site plan to show a ten-foot rear yard for the proposed structures along the western property line.~~ **Addressed.**
14. ~~Show and dimension the 14 foot setback from the back of curb along Runnymede Lane.~~ **Addressed.**
15. ~~Label side and rear yards on the plan.~~ **Addressed.**

**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 Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326