

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-64**

**Property Owner:** First Colony Land Development, LLC

**Petitioner:** First Colony Land Development, LLC

**Location:** Approximately 5.4 acres on the northeast corner of Sardis Road and Boyce Road

**Request:** Change from R-3 (single family residential at three homes per acre) to UR-2(CD) (conditional urban residential)

### **Summary**

This petition seeks approval for up to 34 units that may be detached, duplex or triplex dwellings. The resulting overall density is 6.3 dwellings per acre.

### **Consistency and Conclusion**

The proposed land use and density are consistent with adopted plans and policies for the area.

Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

### **Existing Zoning and Land Use**

The property borders single family residential (zoned R-3) on the north and east. Across Boyce Road to the south is Charlotte Preparatory School. To the west across Sardis Road is a single-family neighborhood built on land zoned R-20MF.

### **Rezoning History in Area**

In 1998, a rezoning to R-8MF(CD) was approved across Boyce Road from the petitioned site for the Charlotte Preparatory School. A townhome development was also approved that year just south of Rama Road. In 2005, a rezoning to INST(CD) was approved at the corner of Sardis Road and Rama Road for a training center/retreat.

### **Public Plans and Policies**

The *South District Plan* (1993) shows the subject property as single family residential. The *South District Plan* references the residential location criteria of the General Development Policies for areas of higher density development.

## **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Units will front existing public roads with vehicular access from the rear of the homes.
- The existing sidewalk on Sardis Road will be removed and a new six-foot sidewalk will be placed behind a minimum eight-foot planting strip. The sidewalk may be less than eight feet where required to meander to save existing trees. The same configuration will be constructed along Boyce Road. Internal streets will have sidewalk at the back of curb.
- Storm water detention and water quality BMPs will be constructed per Storm Water Services specifications.
- At least 17.5% of the site will consist of “existing retained or newly planted” trees.
- The outer 35 feet of the 45-foot exterior yard is remain undisturbed except to “the minimum extent possible” to install a fence or wall along the eastern and/or northern boundaries.
- Architectural elevations are included as part of the site plan.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** Trip generation from the site is estimated to increase from 150 trips per day under the current zoning to 200 trips per day under the proposed zoning. See attached memo for detailed comments.

**CATS.** There is “infrequent service” to this site from the Providence Road local bus route.

**Connectivity.** There are no opportunities for additional connectivity from this site.

**Storm Water.** Storm Water Services has requested an analysis of conditions to determine if detention is required. They have also requested water quality improvements. See attached memo for detailed comments.

**School Information.** CMS projects that the number of students generated from this site under the existing zoning is four. Under the proposed zoning that would increase to seven – an increase of three students.

## **Outstanding Issues**

**Land Use.** The Residential Location and Design section of the *General Development Policies* (2003) (GDP) provide the criteria for determining appropriate locations for higher density development. The assessment consists of a point system used to evaluate individual sites. Included in the GDP criteria are General Design Guidelines for Multi-family and Attached Single-family Development. In order to gain the four points from the Design Guidelines item, all of the standards must be met.

The site's score is as follows:

| Assessment Criteria                | Density Category – 8 dua     |
|------------------------------------|------------------------------|
| Meeting with Staff                 | 1 (Yes)                      |
| Sewer and Water Availability       | 2 (CMUD)                     |
| Land Use Accessibility             | 2 (Medium; 3 uses in ½ mile) |
| Connectivity Analysis              | 2 (Medium Low)               |
| Road Network Evaluation            | 0 (No)                       |
| Design Guidelines                  | 4 (Yes)                      |
| Other Opportunities or Constraints | NA                           |
| <b>Minimum Points Needed: 11</b>   | <b>Total Points: 11</b>      |

- Based on the score, the site is appropriate for development up to 8 dwelling units per acre, under a design that fully complies with the Design Guidelines.

**Site plan.** The site plan accompanying this petition contains the following deficiencies:

- Add the following note: “Multi-family complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.” Trash collection and recycling containers need to be shown on the site plan.
- The site plan needs to specify what existing tree area will be preserved. There is a penalty for providing tree save through disturbance and replanting rather than saving existing trees.
- The method and location of water quality BMP needs to be shown on the site plan for coordination with tree save and open space areas.
- Each unit must be connected to the public sidewalk with a minimum five-foot wide sidewalk. The site plan indicates that internal sidewalks are only four feet wide.
- Note III.C. indicates that the exterior 35-foot buffers may be disturbed for construction of a fence or wall. The note should be changed to provide for construction of the fence or wall within the interior 10 feet of the 45-foot yard, which is already subject to disturbance.
- The site plan refers to “attached elevations” but those were not submitted.
- The UR districts require a minimum eight-foot planting strip and six-foot sidewalk. Only five-foot sidewalks are shown on public street frontages.