
REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: MX-1, mixed use residential, innovative
LOCATION	Approximately 13.18 acres located on the south side of Windyrush Road between Sheffingdell Drive and Summerlin Place.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to convert public streets to private streets and to allow the installation of gates at the entrance to the subdivision.
STAFF RECOMMENDATION	Staff recommends approval of this petition as the development will be built to R-3 densities and the planned gates do not interfere with transportation priorities for the area. The petition is consistent with the <i>South District Plan</i> .
Property Owner	Bellmore Hall, LLC
Petitioner	Bellmore Hall, LLC
Agent/Representative	Jeff Brown and Keith MacVean
Community Meeting	Meeting is required and has been held. Report will be available online when received.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan reflects the approved subdivision and contains the following provisions:

- 39 single family lots.
- 11.4 percent common open space.
- 10.2 percent tree save.

The site plan also includes innovative requests to allow:

- Private streets built to public street standards on the interior of the site.
- Construction of vehicular and unlocked pedestrian gates at the entrances to the subdivision.

In addition, the site plan contains details for a decorative brick wall with an average height of six feet with columns and/or capitals extending up to two feet above the average height of the fence and shrubs and trees between the wall and right-of-way of Windyrush Road.

- **Existing Zoning and Land Use**

The subject property is currently vacant. A single family residential subdivision with 39 lots was approved on May 22, 2008. Infrastructure for this subdivision is currently being installed. The surrounding properties are zoned R-3, single family residential and are developed with single family homes or vacant.

- **Rezoning History in Area**

No rezonings have occurred in the immediate area in the last five years.

Public Plans and Policies

The *South District Plan* (1993) as amended by the *General Development Policies* supports residential land uses at a density up to four (4) units per acre. Staff supports this proposal as the development will be built to R-3 standards and the planned gates do not interfere with transportation priorities for that area.

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

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 360 trips per day.
Proposed Zoning: 360 trips per day.
 - **CDOT:** The petitioner was advised that “revised” driveway permits will need to be submitted due to the fact gates will be installed on Banfield Place and Edenbridge Lane. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance. For traffic entering the development through the proposed gates, all vehicular maneuvering/waiting must occur on the proposed private street system.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** The adjacent properties allow no opportunities for connectivity due to existing development and/or topographic issues.
 - **Schools:** No comments received. The number of residential lots will not be increased; therefore there is no additional impact on the school system due to this request.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Indicate maximum height of lighting and that full cut-off fixtures will be used.
 2. Indicate that minimum side yards for corner lots are 10 feet.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tammie Keplinger (704) 336-5967