

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 2.97 acres located on the east side of Sharon Road between Sharon Hills Road and Sharon Acres Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of an existing church site near Harris YMCA in the Sharon Hills area for a residential development with up to 24 attached townhome dwelling units, at a density of 8.1 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Holy Covenant United Church of Christ, Inc. NVR Homes Jeff Brown, Keith MacVean & Bridget Dixon
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 37.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and requested technical revisions.</p> <p><u>Plan Consistency</u> The residential land use proposed is consistent with the <i>South District Plan</i>, and meets the locational criteria in the <i>General Development Policies</i> for the proposed density of 8.1 units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is located on a section of Sharon Road that is developed primarily with residential uses, and is adjacent to other property zoned and developed with townhomes. • The petition limits the number of townhome units to 24 and the density to 8.1 units per acre, consistent with the <i>General Development Policies</i>. • The proposed UR-2 (urban residential) zoning provides the flexibility in building type, lot sizes and yard requirements to allow the petitioner to develop the oddly shaped parcel with townhomes while providing a site design that is sensitive to the adjacent single family homes. • The site plan commits to buffers, side yards, rear yards, and limited building heights that are compatible with the existing residential context through the following provisions: <ul style="list-style-type: none"> • The site plan provides a 70-foot setback from the future back of curb along Sharon Road, consistent with nearby single family homes. • The site plan provides a 21-foot undisturbed buffer along the rear property line. A 22-foot wide "Class C" buffer would be required under multi-family zoning. The site plan commits to a rear yard that is increased from 10 feet, as required by urban residential zoning, to 30 feet, comparable to a rear yard required under conventional single family residential zoning districts. • The proposal commits to a 16.5-foot wide "Class C" buffer with a six-foot high fence along the side property line abutting single family homes, equivalent to a buffer required under multi-family zoning with the width reduced with a fence. The site plan provides a side yard that is increased from five feet, as required by urban residential zoning, to 16.5 feet, similar to the 20-foot side yard required under conventional multi-family zoning. • The site plan limits the height of the proposed units to two
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stories not to exceed 40 feet, which is the same height allowed for single family homes.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 24 single family attached dwelling units in up to seven buildings for a density of 8.1 units per acre.
- Limits the number of units in each building to five units or fewer.
- Limits the building height to two stories and up to 40 feet.
- Provides a 70-foot building setback along Sharon Lane with a 39 to 45-foot landscaped setback behind the public sidewalk.
- Provides a 16.5-foot buffer along the northern and southern property lines and a 30-foot rear yard with a 21-foot undisturbed buffer along the eastern property line.
- Provides access via a private drive off Sharon Road with a planting strip and sidewalk on at least one side and a series of woonerfs, which are streets shared between pedestrians and vehicles that are designed to slow down traffic without speed humps, stop lights or stop signs. The petitioner is proposing two woonerf designs, one with parking and one without; both include varied, enhanced pavement material and planting areas.
- Provides building elevation and architectural commitments for building materials, blank walls and garage doors.
- Proposes a five-foot decorative fence with brick or stone pillars and landscaping along Sharon Road behind the public sidewalk.
- Commits to screening meter banks, HVAC and related mechanical equipment from adjoining properties and from public view and screening backflow preventers from public view.
- Specifies that each unit will have a two-car garage.
- Commits to providing no less than eight visitor parking spaces.
- Limits the height of detached lighting to 16 feet.
- Provides a CATS bus waiting pad.
- Proposes solid waste collection via roll out service collected by the City of Charlotte.
- Specifies that the petitioner will use good faith efforts to not begin construction on Saturday mornings before 8:30 am and to avoid late night concrete pours.

• **Existing Zoning and Land Use**

- The site is developed with a church in R-3 (single family residential) zoning.
- This section of Sharon Road is zoned R-3 (single family residential), INST(CD) (institutional, conditional), R-15MF (multi-family residential), and UR-1(CD) (urban residential, conditional) and developed with single family homes, townhomes and institutional uses including the Harris YMCA.
- Property surrounding the subject site is developed with single family detached and attached dwelling units zoned R-3 (single family residential) and R-15MF (multi-family residential).
- See "Rezoning Map" for existing zoning in the area.

• **Rezoning History in Area**

- Petition 2015-014 rezoned approximately 4.66 acres located on the northeast corner at the intersection of Park Road and Sharon Road from R-3 (single family residential) to UR-2(CD) (urban residential, conditional) to allow a maximum of 18 single family attached units and up to 36 multi-family dwelling units for a density of 11.6 units per acre.

• **Public Plans and Policies**

- The *South District Plan* (1993) shows the subject property as single family residential up to three dwelling units per acre. The plan references the residential location criteria of the *General Development Policies* for areas of higher density development.
- 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 the density requested as illustrated in the table below. The petitioner is requesting 8.1 units per acre.

Assessment Criteria	Density Category - up to 12 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	4 (Medium High)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 13

TRANSPORTATION CONSIDERATIONS

- The site is located on a minor thoroughfare between unsignalized intersections. The current site plan replaces existing, narrow back of curb sidewalk with wider, buffered sidewalk. While sufficient right-of-way reservation along Sharon Road has been included in the current site plan, CDOT requests that the petitioner place the proposed sidewalk in the future location as described.
- See Outstanding Issues, Notes 6 and 7, and Requested Technical Revisions, Note 14.
- Vehicle Trip Generation:**
Current Zoning:
Existing Use: 55 trips per day (based on 5,875-square foot church).
Entitlement: 80 trips per day (based on eight single family dwellings).
Proposed Zoning: 190 trips per day (based on 24 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- Charlotte Area Transit System:** No issues.
- Charlotte Department of Neighborhood & Business Services:** No issues.
- Charlotte Fire Department:** No on-street parking on roads less than 26-foot clear width. See Outstanding Issues, Note 8.
- Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate five 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 students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Beverly Woods Elementary (113%), Carmel Middle (103%), or South Mecklenburg High (142%).
- Charlotte-Mecklenburg Storm Water Services:** No issues.
- Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Sharon Road and an eight-inch water distribution main located along Sharon Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Sharon Road.
- Engineering and Property Management:** See Requested Technical Revisions, Note 15.
- Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

- Provide a potential location for garbage/recycling or delete Note 2 under "Solid Waste."
- Provide an architectural note that addresses further variation in stoop design to minimize the length of uninterrupted fascia; three different stoop designs with varying architectural treatments should be provided for individual units. Revise the rendering to show the appropriate solution.
- Revise the rendering to accurately depict the streetscape and fence along Sharon Road.
- Provide an updated elevation of the Sharon Road building frontage in addition to the rendering.
- Specify that the material transitions within the woonerf will be flush in both A and B options.

Transportation

- Revise the site plan to include planting strip and sidewalk along both sides of the east-west drive aisle.
- Revise the site plan to show/label future curblines (24 feet from existing centerline to back of curb) and place sidewalk in correct future location (back of sidewalk 38 feet from existing centerline). Adjust planting strip width accordingly.

8. Confirm with Charlotte Fire Department that the proposed access drive with recessed, parallel parking will not be an issue and revise access drive design to accommodate fire access, if necessary.

REQUESTED TECHNICAL REVISIONSSite and Building Design

9. Provide a definition of "woonerf."
10. Amend Note 4h and/or 5b so that the proposed fence height matches.
11. Amend Note 5g to specify the pedestrian motor courts will be a woonerf design.
12. Delete the reference to "wall pak" lighting in Note 7d.
13. Delete Note 10a related to construction hours as this cannot be required or enforced through the conditional rezoning process. The petitioner may enter into a private agreement related to construction hours and concrete pours with neighboring residences.

Transportation

14. Revise the site plan to add a note specifying that all transportation improvements will be constructed and approved before the site's first building certificate of occupancy is issued.

Environment

15. Show all right-of-way trees to be protected on plans.
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Attachments Online at 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 Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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