

June 29, 2017

REQUEST	Current Zoning: R-4 and R-5 (single-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 0.86 acres located at the northeast intersection of Park Road and Reece Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow the development of six attached townhomes and one single family detached home at a density of eight dwelling units per acre on a parcel adjacent to the Park Road Shopping Center.
PROPERTY OWNER	Lois H. Huffstetler Revocable Trust
PETITIONER	Hopper Communities, Inc.
AGENT/REPRESENTATIVE	John Carmichael, Robinson, Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none">• The Zoning Committee found this petition to be consistent with the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The Plan recommends residential uses up to 12 dwelling units per acre.• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The proposed development is across the street from the Park Road/Woodlawn Road Activity Center;• The increased density proposed for the subject site will result in more residents living within walking distance of the Activity Center;• The proposed development will also provide a transition between the more intensely developed Activity Center and the established single family residential development located north and east of the site;• The development has been designed to be compatible with the adjacent single family residential by limiting the maximum building height of the attached dwelling units to 40 feet, which is the height allowed for the single family homes;• The proposed development also includes an eight-foot planting strip and six-foot sidewalk, which will improve both safety and the pedestrian experience for this site; <p>By a 5-0 vote of the Zoning Committee (motion by Fryday seconded by Watkins).</p>

ZONING COMMITTEE ACTION

The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition with the following modifications:

Site and Building Design

1. A 23-foot setback from the back of the future curb has been provided for the unit along Park Road.
2. The future back of curb setback has been labeled on the proposed site plan.
3. The height of proposed attached structures will be a maximum of 46 feet including the proposed head houses (stairwell with air conditioner units) and rooftop access.
4. Note number "4" under D Architectural Standards has been removed.

5. The proposed height of 40 feet and three stories has been labeled for the detached single family structure.
 6. Screening shrubs have been added to screen driveway for the attached units from Park Road.
 7. Corner unit at the intersection of Park Road and Reece Road will meet a 23 foot setback.
 8. Elevations have been annotated with the proposed building materials.
- Transportation
9. The site plan has been revised to include 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.

VOTE

Motion/Second: Fryday / Spencer
 Yeas: Fryday, Lathrop, McClung, Spencer, and Watkins
 Nays: None
 Absent: Majeed and Wiggins
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff presented this item noting that all outstanding issues had been addressed and that this petition is consistent with the *Park Woodlawn Area Plan*. There was no further discussion of this request.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to six single family attached and one detached dwelling units at a maximum density of eight dwelling units per acre.
- Dedication of 40 feet of right-of-way measured from the centerline of Park Road.
- Thirteen foot-planting strip and eight-foot sidewalk will be installed along Park Road.
- Eight foot-planting strip and six-foot sidewalk will be installed along Reece Road.
- Single family attached will be limited to three stories and 46 feet with optional rooftop terraces.
- Single family detached unit will be limited to three stories and 40 feet in height.
- Single family detached home will have a 30-foot setback from the future back of curb along Park Road.
- Single family attached homes will have a 23-foot setback along Park Road.
- Attached units will be rear loaded and accessed from Reece Road.
- Shrubs and vegetation to screen the proposed rear loaded driveway from the right-of-way.
- Building elevations of the proposed structures are shown.
- Provides the following architectural treatments:
 - Building materials will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco. Vinyl, EIFS, or aluminum may only be used on windows, garage doors, soffits, trim and handrails/railings.
 - Single family detached structure will face Park Road.
 - Single family attached units will face Reece Road.
 - Minimum two-car garage for the single family attached units.
- Freestanding lighting will be limited to 16 feet in height.

- **Public Plans and Policies**

- The *Park Woodlawn Area Plan* (2013) recommends residential uses up to 12 dwelling units per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site is at an unsignalized intersection of a major thoroughfare and a local street. The current site plan preserves space for a future bike lane along the Park Road frontage and does not substantially change the existing condition of residential driveways on the site. CDOT

continues to request right-of-way or easement to the back of sidewalk.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 70 trips per day (based on five dwelling units).

Entitlement: 70 trips per day (based on five dwelling units).

Proposed Zoning: 70 trips per day (based on seven dwelling units).

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 along roads that are less than 26 feet clear width.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce one student. 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), and utilization will remain as follows:
 - Selwyn Elementary at 181%;
 - Alexander Graham Middle at 112%; and
 - Myers Park High at 114%.
 - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Park Road and an existing six-inch water main located along Reece Road and sewer system availability via an existing eight-inch gravity sewer main located along Park Road.
 - **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of Park Road and Reece Road without permission of the City Arborist's office. The petitioner also must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, the survey shall include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- 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 Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development

- Storm Water
- Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326