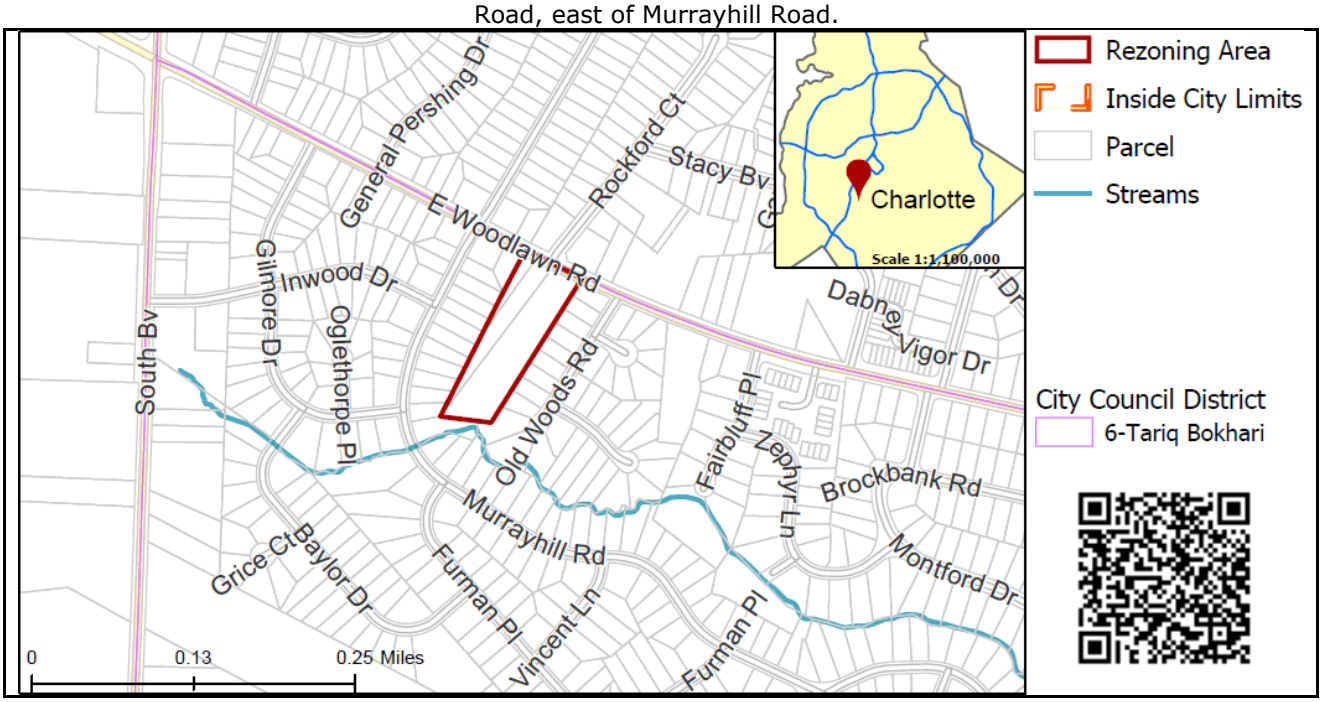
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-158
Post-Hearing Staff Analysis
March 5, 2020

REQUEST	Current Zoning: R-4 (single family residential) & UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional) & UR-2(CD) SPA (urban residential, conditional, site plan amendment)
LOCATION	Approximately 3.6 acres located on the south side of E. Woodlawn Road, east of Murrayhill Road.



SUMMARY OF PETITION	The petition proposes to redevelop the site with single family attached (townhome) residential community with up to 37 units at a density of 10.14 units per acre.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	David E. Beaty & George M. Beaty and Honey Properties, Inc. MPV Properties Collin Brown and Brittany Lins, Alexander Ricks PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9.

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the *Woodlawn Transit Station Area Plan* recommendation for residential land uses up to 22 units per acre for the majority of the site; however, it is **inconsistent** with the recommendation for residential land uses up to 4 units per acre on the western portion of the site. Rationale for Recommendation • The development proposes 37 single family attached, townhome units at a density of 10.14 units per acre. • The previous rezoning for the majority of the site allowed up to 20 townhomes at a density of 7.72 units per acre.

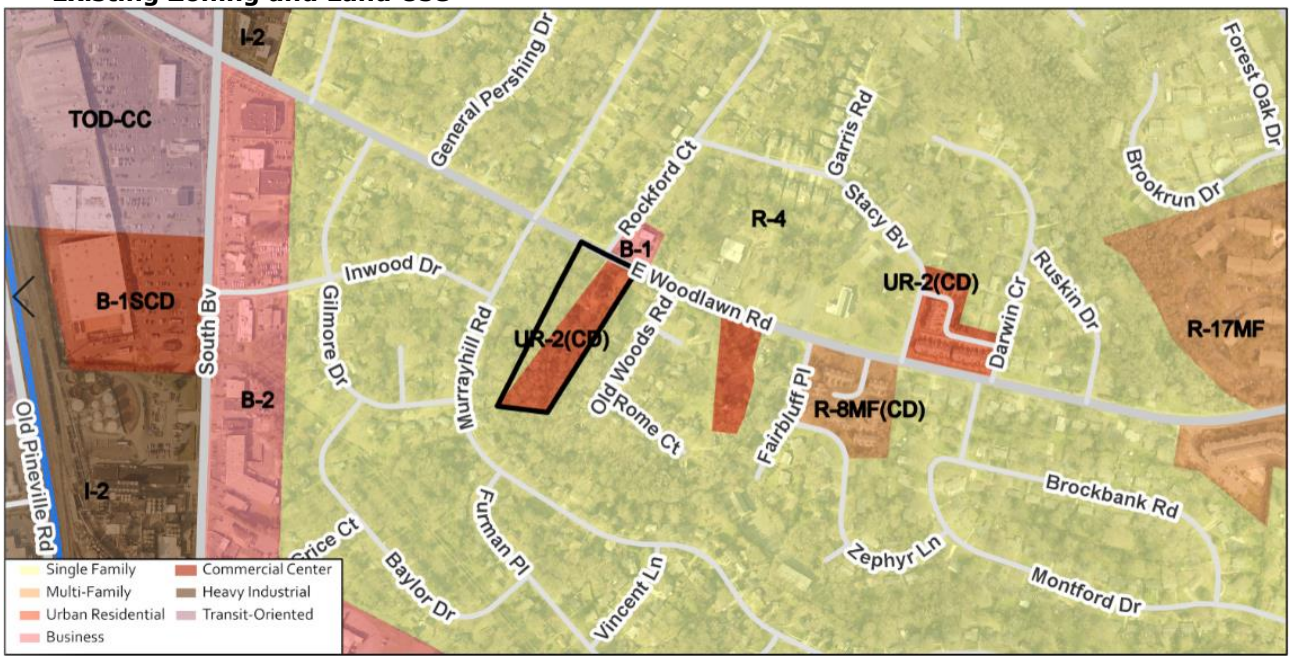
- Although this proposal slightly increases the previously approved density, the plan provides commitment for wall or fence within buffer, maximum building length of 120 feet, and architectural design standards not included in the previously approved rezoning.
- The site plan provides buffers to provide separation and screening from adjacent single family detached homes.
- The plan provides a setback from Woodlawn Road that is consistent with single family homes and recently approved developments in the area.
- The plan limits the height of the buildings to 3 stories to not exceed 45 feet, 5 feet more than allowed in single family zoning.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from residential up to 4 DUA to residential up to 12 DUA for the western portion of the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Up to 37 single family attached, townhome, units for a density of 10.14 units per acre.
  - Maximum building height of 3 stories not to exceed 45 feet.
  - Provides a 19.5 foot buffer with fence around site boundary abutting single family homes.
  - Constructs an 8 foot planting strip and 6 foot sidewalk and provides right of way dedication along the site frontage.
  - Provides alley loaded units, the majority fronting either common open space and Woodlawn Road.
  - Commits to a minimum of 8 visitor/ guest parking spaces within the site.
  - Commits to a number of architectural standards related to building materials, pitched roofs, porches and stoops, and blank walls.

- **Existing Zoning and Land Use**



Rezoning petition 2007-005 rezoned the eastern portion of the site to UR-2(CD) to allow up to 20 townhomes.

The site, indicated by red star, is located within an area off Woodlawn Road with primarily residential uses including single family detached and attached dwellings. There are a few institutional uses in the area and a convenience store across the street from the site.

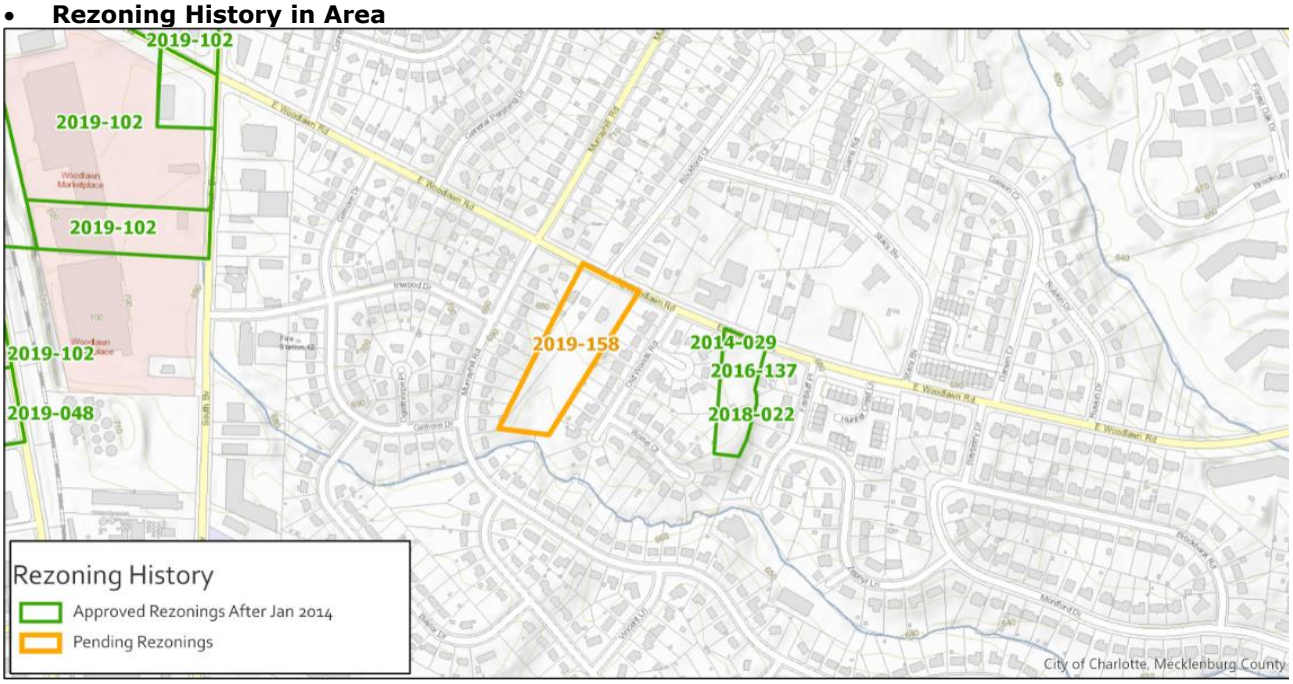
North of the site, across Woodlawn Road is a convenience store/gas station and single family homes.

West of the site are single family homes along Murrayhill Road.

South of the site are single family homes along Murrayhill Road.

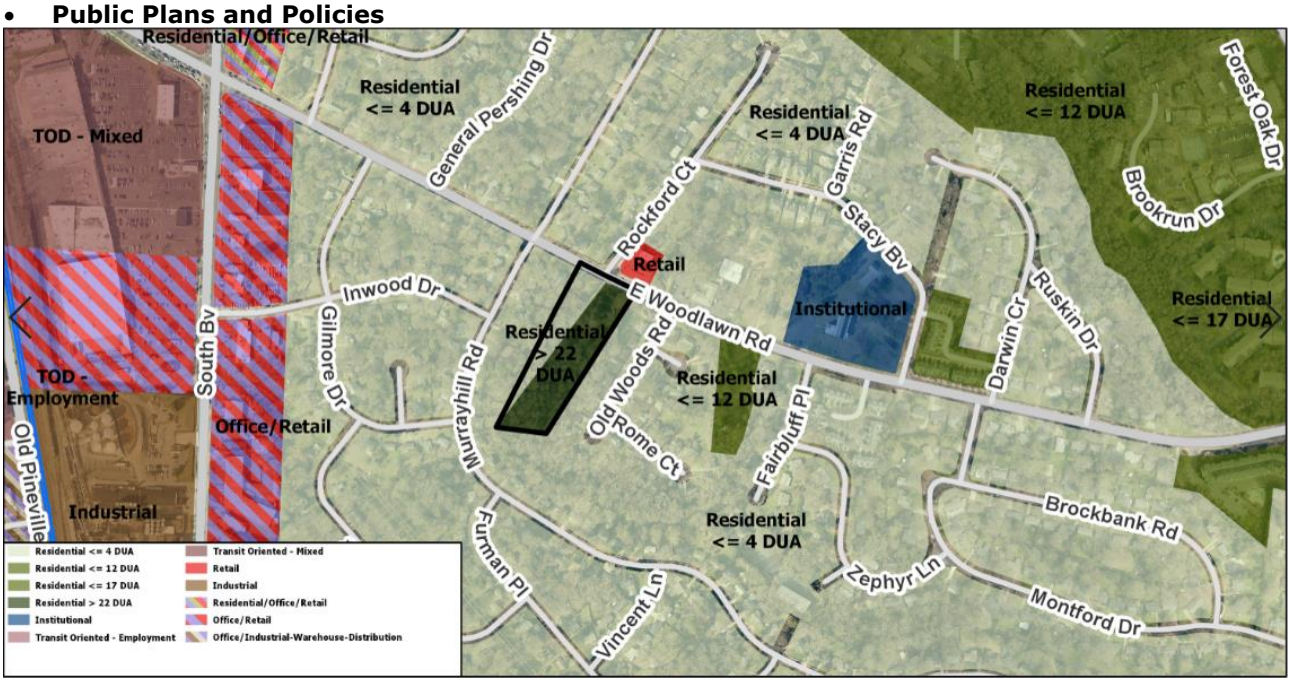
East of the site are single family homes along Old Woods Road.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-029, 2016-137, 2018-022	1.58 acres east of the site on Woodlawn Road, first rezoned to R-12MF(CD) then to UR-2(CD) and subsequent site plan amendment to allow a townhome development.	Approved
2019-048	3.6 acres on Old Pineville Road, west of the site to TOD-CC to allow a transit supportive development.	Approved
2019-102	City initiated rezoning for TOD alignment zoning.	Approved

- **Public Plans and Policies**



  - The *Woodlawn Transit Station Area Plan* (2008) recommends residential land use up to 22 units per acre for the majority of the site, as amended by rezoning petition 2007-005 and residential use up to 4 units per acre for the western portion of the site

- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare. The site plan commits to streetscape improvements and right-of-way dedication across site frontage on East Woodlawn Road.
- **ACTIVE PROJECTS NEAR THE SITE:**
  - No projects near site
- **TRANSPORTATION CONSIDERATIONS**
  - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 30 trips per day (based on 3 single family dwellings).
    Entitlement: 130 trips per day (based on 14 dwellings).
    Proposed Zoning: 240 trips per day (based on 37 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 8 students, while the development allowed under the proposed zoning may produce 7 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Pinewood Elementary at 96%
    - Alexander Graham Middle at 114%
    - Myers Park High at 119%.
- **Charlotte Water:** Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water's Middle Little Hope Creek Project. This project was identified to support current and future customers. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along East Woodlawn Road. No outstanding issues.

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** ~~See Requested Technical Revisions, Note 3~~ Addressed
  - **Storm Water Services:** ~~See Requested Technical Revisions, Note 3~~ Addressed
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Amend the site plan to show pedestrian connectivity for units at the rear of the site (units 33-37)~~ Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

2. ~~Reduce the number of guest spaces in the development data table from 10 to 8 to match the development standards and because two spaces would be eliminated if a dumpster is required in the event private roll out service ends.~~ Addressed.

Environment

3. ~~Add the following sentence to the end of Note 1 under the Environmental Features heading: *Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points*~~ Addressed.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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