

REQUEST	Current Zoning: R-43MF, multi-family residential Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 4.0 acres on the southwest corner of Park South Drive and Fairview Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to add 50 age restricted residential units and 10,000 square feet of ground floor retail to a site that currently contains a 163-unit age restricted housing tower. The density will increase from 40.8 dwelling units per acre to 53.5.
STAFF RECOMMENDATION	Staff does not recommend approval of this petition. The petition is inconsistent with the <i>South District Plan</i> (1993), which does not recommend retail uses at this location. Additionally, the site is located outside of the <i>South Park Small Area Plan</i> (1999) boundaries and proposes an intensity that is not consistent with a transition from the higher intensity of the mixed use center to the nearby single family neighborhood.
Property Owner	City of Charlotte Housing Authority
Petitioner	Charles Woodyard/City of Charlotte Housing Authority
Agent/Representative	Rick Porter
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A second building will be constructed on the same site where the 163-unit senior housing tower is currently located.
- A second access to Fairview Road and a new access to Park South Drive.
- Preservation of seven significant trees within the area to be developed along Fairview Road.
- Optional standards to allow:
 - the existing sidewalk and planting strip to remain in front of the current building along Fairview Road, thereby saving existing trees;
 - the sidewalk and planting strip relationship to be reversed in the area adjacent to the two 36-inch oak trees along Fairview Road, to provide more tree save protection;
 - a parking ratio of 0.25 spaces per unit for elderly housing;
 - an existing limited amount of parking to remain between the building and the street, and;
 - an additional monument sign along each street frontage.
- Provides 1 parking space per 250 square feet of commercial floor area.
- Allows for the substitution of up to one residential unit for 750 square feet of commercial space.

• **Existing Zoning and Land Use**

The property is currently developed with a 163-unit senior housing tower and zoned R-43MF. There are multi-family developments to the west and south in R-17MF and R-22MF(CD) zoning respectively. There is also a single family neighborhood along a portion of the southern property line in R-3 zoning. Across Park South Drive to the east are commercial and office projects in MUDD(CD) and O-3(CD) zoning respectively. Across Fairview Road to the north is an office building zoned O-1, single family residences zoned R-3, and an approved but as yet unbuilt development for multi-family residential zoned UR-C(CD).

• **Rezoning History in Area**

The MUDD(CD) rezoning across Park South Drive to the east was approved in petition 2006-74. The UR-C(CD) rezoning across Fairview Road was approved in petition 2007-53.

Public Plans and Policies

The *South District Plan* (1993) recommends multi-family residential (with no density specified) for the petitioned site. Staff would normally refer to the multi-family location criteria in the *General Development Policies (GDP)* for a recommended density. However, since the *GDP* have a peak residential category of “over 17 dwelling units per acre” (which this site meets) they are not instructive given the proposed density (53.5 dua). The proposed non-residential portion of this petition is inconsistent with the *South District Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 1050 trips

Proposed Zoning: 3370 trips. CDOT estimates that there will only be minor impacts to the road system from this rezoning.

CDOT: Requests removal of the proposed full movement driveway to Park South Drive from the site plan, based on conflicts with existing left-turns lanes serving the major Park South / Fairview signalized intersection. Staff would support a limited access point (right-in/right-out) at this location; however, this access would require the construction of a raised median along Park South Drive between Fairview Road and the proposed driveway.

Charlotte Fire Department: No comments received.

CATS: No comments received.

Connectivity: No issues.

Schools: No comments received on this mixed elderly residential/commercial proposal.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Minimizes impacts to the natural environment by building on an infill site.

OUTSTANDING ISSUES

The petitioner should:

1. Modify the site plan to make the access on Park South Drive right-in, right-out. This entails construction of a raised median in Park South Drive.
 2. Add a note that restaurants will provide one parking space for each 125 square feet of floor area. Outdoor dining needs to be included in this square footage calculation.
 3. Add a note that the additional residential units will provide parking at a rate of one space per unit unless the units are income restricted public housing units.
 4. Delete the requested optional provision for monuments signs since there is already no limit to the number of signs permitted.
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Attachments Online at www.rezoning.org

Application
CDOT Review
Community Meeting Report
LUESA Review
Site Plan
Storm Water Review

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