

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: MUDD(CD), mixed use development district, conditional
LOCATION	Approximately 0.65 acres located on the west side of Park South Drive between Fairview Road and Royal Crest Drive.
SUMMARY OF PETITION	The petition proposes to allow a hotel consisting of 108 rooms.
PROPERTY OWNER	K & P Development, LLC
PETITIONER	K & P Development, LLC
AGENT/REPRESENTATIVE	H.K. Patel
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i> and to not be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Dodson, seconded by Griffith).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend DENIAL of this petition based on the petitioner's request to withdraw the petition pending removal of the valid protest petition.
--------------------------------	--

VOTE	Motion/Second: Allen/Firestone Yeas: Allen, Dodson, Firestone, Griffith, Rosenburgh, and Zoutewelle Nays: None Absent: Phipps Recused: None
ZONING COMMITTEE DISCUSSION	Planning staff informed the Committee that there were outstanding issues as the petitioner did not submit a revised site plan and has requested to withdraw the petition pending removal of the valid protest petition. The Committee discussed the pros and cons of recommending denial or deferral of the petition.
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:
 - Maximum 108 hotel rooms and up to 55,100 square feet.
 - Maximum height of 60 feet and five stories.
 - Open space consisting of 400 square feet in area.
 - Ingress and egress via one driveway.
 - Up to 12 surface parking spaces and underground structured parking.

- Exterior building materials consisting of brick, stucco/EIFS, glass and metal panels.
 - A 40-foot rear yard.
 - A 27-foot Class B undisturbed buffer along the rear.
 - An 8-foot planting strip and 6-foot sidewalk along the site's frontage on Park South Drive.
 - Detached lighting not to exceed 25 feet in height.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family residential up to three units per acre on the subject property.
 - The proposed rezoning is inconsistent with the adopted land use plan.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** The petitioner should:
 - Change Note V(a) under the heading of Transportation as follows:
 - Dedication of street right-of-way to city: Street right-of-way will be dedicated as shown on sheet A1.0.
 - A 70-foot right-of-way on Park South Drive is required. 40 feet from the existing centerline will be dedicated. The 40-foot dedicated right-of-way along the site's frontage includes space for a future 5-foot wide bike lane.
 - Revise the call out note on Sheet A1.0 to denote right-of-way, not "setback".
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** Add the following note to the site plan: The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend scale on Sheet A1.0 to reflect 1"=40'.
 2. Provide the correct scale on each sheet.
 3. Label open space.

4. Correctly label rear yard as "40-foot rear yard" instead of "40-foot rear yard buffer".
 5. Delete reference to landscape buffer to screen surface parking on Sheet A1.0 and label as screening for surface parking.
 6. Continue screening for surface parking to the building front along Park South Drive.
 7. Show and label improved urban open space.
 8. Correctly reflect street name as Park South Drive on Note V(b) and Sheet A1.0.
 9. Address Transportation comments.
 10. Address Storm Water comments.
 11. Address Engineering and Property Management comments.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review

Planner: Sonja Sanders (704) 336-8327