
REQUEST	Current Zoning: MX-2, mixed use Proposed Zoning: MX-2 SPA, mixed use, site plan amendment
LOCATION	Approximately 7.08 acres generally located along Rockefeller Lane, Kensington Station Parkway, Katy Flyer Avenue, and Mount Clare Lane.
SUMMARY OF PETITION	The petition proposes a site plan amendment to replace 140 condominium units with 55 single family detached lots or 55 single family attached units.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	J & B Development and Management, Inc. and Piston, LLC Joe Murphy Joe Murphy
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

This subject property was part of a larger 120-acre rezoning approved in 2005 (rezoning petition 2004-121). This previously approved rezoning allowed for 851 condominiums and townhome units at an overall density of 7.1 dwelling units per acre. Portions of this previously approved rezoning, currently identified as Park South Station, have been constructed. The subject areas included in this petition were designated for 140 condominium units.

There was another rezoning petition approved in 2011 (rezoning petition 2011-032) for a 20.16-acre portion of the original 2005 rezoning. That rezoning allowed for the option of either single family detached homes or single family attached homes.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- The ability to construct 55 single family attached units or 55 single family homes within the subject site.
- Five-foot internal sidewalks to be provided in front of all single family detached lots.
- All of the development standards included in rezoning petition 2004-121 shall remain in effect in addition to the ability to establish single family lots.
- Typical building elevations provided for single family detached homes along with design criteria regarding garage placement.
- Innovative provisions to be requested from the Zoning Committee if the rezoning is approved include:
 - Private streets constructed per the cross sections shown on Sheet #2.
 - Setback for single family homes to be 20 feet from the back of curb. The current standard is 32 feet from the back of curb of a public street. Driveways to have a minimum length of 20 feet from the back of curb or back of sidewalk, whichever is greater.
 - Rear yard for single family lots to be 20 feet instead of 30 feet.

- Minimum area for single family lots to be 3,500 square feet instead of 4,500 square feet.
 - Allow single family lots to front private streets.
 - Eliminate internal buffers between various residential types within the unified Park South Station development.

 - **Existing Zoning and Land Use**
The subject site is currently vacant with portions of the infrastructure of the currently approved Park South Station development constructed. The subject properties are internal to the existing development and therefore surrounded by MX-2 zoning from the previous petition of which this site was a part. These surrounding properties contain existing townhomes, condominiums, and vacant building pads from the existing Park South Station development.

 - **Rezoning History in Area**
Petition 2011-032 rezoned a 20.16-acre portion of the original rezoning petition for Park South Station to MX-2 SPA to allow for the option of either single family detached homes or single family attached homes.

 - **Public Plans and Policies**
 - The *South District Plan* (1993), as amended by rezoning petition 2004-121, recommends a mix of residential units with a density of up to 7.1 dwelling units per acre.
 - The petition is consistent with the *South District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 862 trips per day.
Proposed Zoning: 550 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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. Modify the "Development Data" heading on Sheet 1 to read "Overall Development Data for Park South Station".
 2. Modify the "2012-069 Rezoning" heading on Sheet 1 to read "2012-069 Rezoning Area Development Data".
 3. Correct the number of units proposed under "Development Data" on Sheet 1 so they add up to 768 total units.
 4. Indicate on Sheet 1 that the tax parcels included in the rezoning are "portions of 173-061-01, portions of 173-331-13, 173-331-95 and 173-331-98".
 5. Indicate Rezoning Areas 1 & 2 will include a buffer treatment along the rear portion of the reverse frontage lots that include a minimum five-foot high wall/fence and supplemental plantings. Provide a detail of the wall/fence.
 6. Designate Kensington Station Parkway as two-way street rather than a one-way street.
 7. Provide recessed parallel on-street parking along Kensington Station Parkway.
 8. Indicate the existing angled parking along Rockefeller Lane and Central Pacific Avenue is to remain.
 9. Indicate the existing parking lot off Central Pacific Avenue is to remain.
 10. Indicate that the single family lots will comply with five-foot side yards.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Shad Spencer (704) 353-1132