

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	Approximately 4.99 acres located on the west side of Park South Drive between Archdale Drive and Teversham Lane. (Council District 6 - Dulin)
SUMMARY OF PETITION	The petition proposes up to 15 single family dwelling units at a density of 3.00 units per acre.
PROPERTY OWNER	Park South of Union, LLC
PETITIONER	Park South of Union, LLC
AGENT/REPRESENTATIVE	Babak Emadi/URBANA
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Nealon seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Labeled possible detention area. 2. Labeled the potential tree save area as a 'landscape buffer and tree save area'. 3. Added a note indicating that the tree save area will be generally 30 feet wide and no less than 15 feet wide. 4. Removed the private street cross-section from the site plan. 5. Added the proposed curb and gutter along Park South Drive to the site plan. 6. Added a note that accessory uses may be located in the space between the primary building envelope and the potential tree save and tree planting area. 7. Staff has removed the request for the eight-foot planting strip and six foot sidewalk on the opposite side of the street.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Nealon/Labovitz</td> </tr> <tr> <td>Yeas:</td> <td>Eschert, Johnson, Labovitz, Lathrop, Nealon, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Allen</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Nealon/Labovitz	Yeas:	Eschert, Johnson, Labovitz, Lathrop, Nealon, and Walker	Nays:	None	Absent:	Allen	Recused:	None
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Yeas:	Eschert, Johnson, Labovitz, Lathrop, Nealon, and Walker										
Nays:	None										
Absent:	Allen										
Recused:	None										

ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and indicated all outstanding site plan issues had been resolved. One Commissioner asked if the storm water issues had been addressed. Staff responded that the petitioner added a note to the site plan stating that they would comply with the Post Construction Controls Ordinance. Another Commissioner asked how many homes could possibly be developed under the existing zoning. Staff stated 14 to 15 homes could possibly be built. Another Commissioner asked if the private street network was going to be gated. Staff responded that the petitioner had placed a note on the plan stating that the development may be gated. There was no further discussion of this petition.
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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:
 - Up to 15 single family detached dwelling units each with a two car garage.
 - Eight-foot planting strip and six-foot sidewalk along Park South Drive.
 - Dedication of 35 feet of right-of-way from the centerline of Park South Drive.
 - Internal private street network, with eight-foot planting strip and six-foot sidewalk along one side.
 - Possible gated entry into the proposed development.
 - Architectural commitment that building facades will include up to 60 percent stucco, brick or masonry product.
 - 20-foot minimum driveway length for the proposed structures.
 - Maximum building height of 40 feet.
 - 15-foot minimum tree save area along the rear portions of the lots.
 - A note stating accessory uses may be located in the space between the primary building envelope and the potential tree save and tree planting area.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family residential dwellings, at a base density of three dwelling units per acre.
 - The proposed petition is consistent with the *South District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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.
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OUTSTANDING ISSUES

- No issues.
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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 Schools 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: Solomon Fortune (704) 336-8326