

**Note: A public hearing was held for this petition on February 18, 2013. As the petitioner has substantially modified the site plan changing the use of the property from multi-family residential to single family residential, a new public hearing is being held.**

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<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: UR-2(CD) urban residential, conditional
<b>LOCATION</b>	Approximately 4.99 acres located on the west side of Park South Drive between Archdale Drive and Teversham Lane. (Council District 6 – Dulin)
<b>SUMMARY OF PETITION</b>	The petition proposes up to 15 single family dwelling units at a density of 3.00 units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed land use is consistent with the land use recommendation in the <i>South District Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Park South of Union, LLC Park South of Union, LLC Babak Emadi/URBANA
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### 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.

- **Existing Zoning and Land Use**

The subject property is currently zoned R-3 and is vacant. The surrounding properties are currently zoned R-3 and developed with residential, and institutional structures.

- **Rezoning History in Area**

Petition 2012-040 north of the site along Park South Drive proposed a rezoning to MUDD(CD) to allow the development of a 55,100 square foot hotel with 108 rooms. The petition was withdrawn by the petitioner after the public hearing.

- **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.
    - **Vehicle Trip Generation:**  
Current Zoning: 182 trips per day.  
Proposed Zoning: 182 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate three students. The net change in the number of students generated from existing zoning to the proposed zoning is zero students.
  - **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*.
  - By building on a lot that scores high on GDP for accessibility and connectivity.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Label the area for detention as a possible detention area.
    2. Label the potential tree save area as a 'landscape buffer and tree save area'.
    3. Place dimensions on the proposed tree save area.
    4. Remove the private street cross-section from the site plan.
    5. Add an eight-foot planting strip and five foot sidewalk on the opposite side of the proposed street private street.
    6. Show and label the proposed curb and gutter along Park South Drive.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

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