

REQUEST	Current Zoning: MX-2, mixed use Proposed Zoning: MX-2 SPA, mixed use, site plan amendment
LOCATION	Approximately 4.47 acres generally located along Mount Clare Lane, Park South Station Boulevard, and at the intersection of Park Royal Avenue and Archdale Drive. (Council District 6 - Dulin)
SUMMARY OF PETITION	The petition proposes a site plan amendment to allow the construction of 52 single family attached units or 37 single family homes in a portion of the Park South Station development currently limited to 33 single family attached units or 36 single family homes.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	J&B Development and Management, Inc. and Piston, LLC Mark Swartz Mark Swartz
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>South District Plan</i> ; and therefore, to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Nealon seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modification: 1. Provided design criteria consistent with the 2012 site plan amendment regarding garage placement for single family detached homes.
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VOTE	Motion/Second: Nealon/Eschert Yeas: Allen, Eschert, Johnson, Labovitz, and Nealon Nays: None Absent: Lathrop and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee. There was no discussion on this item.
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

- **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 condominium 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.

There have been two additional rezonings approved for portions of the original 2005 rezoning in 2011 (rezoning petition 2011-032) and 2012 (rezoning petition 2012-069). Those rezoning site plan amendments reduced the overall unit count and allowed for the option of either single family detached homes or single family attached homes for several areas within the development.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- The ability to construct 52 single family attached units or 37 single family homes within the subject site. The current plan limits these portions of Park South Station to 33 single family attached units or 36 single family homes.
 - 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.
 - 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.
 - **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. Previous site plan amendments reduced the overall unit count. Therefore, even with the slight increase in units proposed by this subject rezoning, the overall density for Park South Station will be less than the recommended 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 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 comments received.
 - **Mecklenburg County Parks and Recreation Department:** 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 Parks and Recreation Review

Planner: Shad Spencer (704) 353-1132