
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issue. The petition is consistent with the <i>South District Plan</i> .
PROPERTY OWNER	J&B Development and Management, Inc. and Piston, LLC
PETITIONER	Mark Swartz
AGENT/REPRESENTATIVE	Mark Swartz
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 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.

- **Existing Zoning and Land Use**

A sales office is currently located within the rezoning area at the corner of Archdale Drive and Park Royal Drive and the two other rezoning areas are currently vacant. The Park South Station development is surrounded by residential zoning districts that include R-3, R-4, and R-20MF. Single family land uses surround the overall development except multi-family residential abuts the site along the eastern property line. Two of the rezoning areas are internal to the existing Park South Station development and, therefore, are 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**

There have been no rezonings in the immediate area in recent years other than the two site plan amendments to the original 2005 Park South Station rezoning. These two rezonings occurred in 2011 and 2012 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. 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.
 - **Vehicle Trip Generation:**
Current Zoning: 400 trips per day.
Proposed Zoning: 550 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate nine students. The net change in the number of students generated from existing zoning to proposed zoning is two students.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide design criteria consistent with the 2012 site plan amendment regarding garage placement for single family detached homes.
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Attachments Online at 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 Parks and Recreation Review

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