

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	Approximately 5.22 acres located on the north side of Sharon View Road near the intersection of Sharon View Road and Mountainbrook Road. (Council District 6 - Dulin)
SUMMARY OF PETITION	The petition proposes up to 36 attached and detached single family dwelling units, at a density of 6.90 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Elizabeth P. Phillips Weekley Homes, LP Walter Fields
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>SouthPark Small Area Plan</i> and to be reasonable and in the public interest based on information provided in the staff analysis and at the public hearing by a vote of 5-0 of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition, with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided building elevations. 2. Deleted reference under Transportation to parking areas indicated on the concept plan. 3. Clarified the maximum height of pedestrian lighting as 12 feet. 4. Guest parking shown and labeled. 5. Illustrated and noted the required six-foot sidewalk and eight-foot planting strip along the site's frontage on Sharon View Road. 6. <i>The following request has been withdrawn:</i> Modify the proposed internal public street cul-de-sac to a T-intersection design. 7. Depicted the location of the proposed curb and gutter along Sharon View Road, and labeled and dimensioned 24 feet from the street centerline to the face of curb and gutter. 8. Modified the site plan to show a sight line from a point on the new street, 15 feet behind the Sharon View Road curb line, to a point 445 feet eastward along Sharon View Road. 9. Added a note stating that all costs associated with the pedestrian street lights will be at the petitioner's expense. 10. Addressed Storm Water comment by adding the following note to the site plan: "The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points." 11. Specified the location of the proposed entrance and landscape feature. 12. Labeled the proposed internal public street as a local residential medium street classification.
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VOTE	Motion/Second:	Ryan/Labovitz
	Yeas:	Dodson, Labovitz, Lathrop, Ryan, and Walker
	Nays:	None
	Absent:	Allen, Firestone and Low
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff provided an overview of the changes to the site plan, noting that all outstanding issues have been addressed. A Committee member expressed the opinion that the proposed architecture is attractive and will enhance the area. There was no other discussion.	

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:

- Maximum of 36 single family detached and single family attached dwelling units and permitted accessory uses.
- Access to the site will be provided by a public street connection to Sharon View Road and a future public street connection to an abutting property.
- No direct driveways serving individual residences will connect to Sharon View Road.
- Architectural accents include a minimum 30 percent masonry product. Vinyl, EIFS or Masonite prohibited as an exterior building material except vinyl may be used for soffit, window and door trim.
- No blank wall more than 20 feet in length will be constructed along the frontage of a public or private street.
- Freestanding lighting consists of full cut-off luminaries limited to 20 feet in height, and pedestrian lighting limited to 12 feet in height that will complement the architectural lighting on the site.

• **Public Plans and Policies**

- The *SouthPark Small Area Plan (2000)* recommends a mix of single family and multi-family residential uses up to 12 dwelling units per acre.
 - The proposed petition is consistent with the *SouthPark Small Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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.
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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-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Sonja Sanders (704) 336-8327