
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>SouthPark Small Area Plan</i> , and the proposed density is lower than the allowable density of 12 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.

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 an 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 that will complement the architectural lighting on the site.

- **Existing Zoning and Land Use**

The subject site is currently developed with a single family residence and two accessory structures. The site is surrounded on all sides by single family detached, single family attached and multi-family residential dwelling units in R-3, R-12MF(CD), R-15MF(CD) and CC zoning.

- **Rezoning History in Area**

The most recent rezoning was a CC site plan amendment (Petition 2011-054) approved in 2011 to the Phillips Place development located on the south side of Fairview Road to allow the addition of 10,000 square feet of non-residential development.

- **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*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** CDOT has the following comments:
 - Show and label the required six-foot sidewalk and eight-foot planting strip along the site's frontage on Sharon View Road.
 - The Subdivision Ordinance requires the proposed internal public streets to conform to a local residential medium street section. Amend site plan to reference the public street cross-section.
 - Modify the proposed internal public street cul-de-sac to a T-intersection design.
 - Depict the location of the proposed curb and gutter along Sharon View Road, which needs to be labeled and dimensioned 23.5 feet from the street centerline to the face of curb and gutter.
 - Modify 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 that must be made available for adequate sight distance and add a note stating this area within the sight distance should be free of obstructions.
 - Add a note stating that all costs associated with the pedestrian street lights will be at the petitioner's expense.
 - **Vehicle Trip Generation:**
Current Zoning: 150 trips per day.
Proposed Zoning: 360 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate four students. The net change in the number of students generated from existing zoning to the proposed zoning is one student.
 - **Charlotte-Mecklenburg Storm Water Services:** Add 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."
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide a common open space that is centrally located and accessible by all residents.
 2. Amend note under heading of Streetscape and Landscaping to specify a commitment to provide an entrance feature and clarify how the feature will be incorporated into the development.
 3. Provide a cross-section of the proposed entrance.
 4. Note under Architectural Standards references building elevations that have not been submitted. Delete reference or provide elevations.

5. Note under Transportation references parking areas indicated on the concept plan that are not shown.
 6. Show and label guest parking.
 7. Clarify the location of the pedestrian lighting and the maximum height.
 8. Show and label the water quality facility referenced under the heading of Streetscape and Landscaping.
 9. Provide a pedestrian connection from the site to the abutting Phillips Place development located north of the site. If such a connection is prohibited by topographical constraints, staff requests that a pedestrian path be established that can be expanded when adjacent parcels are developed.
 10. Address Transportation comments.
 11. Address Storm Water comments.
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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-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