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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 4.66 acres located on the northeast corner at the intersection of Park Road and Sharon Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes 19 for-sale single family attached dwelling units and a maximum of 36 for-rent or for-sale multi-family dwelling units, at an overall density of 11.8 units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the residential use called for in the <i>South District Plan</i> . In addition, the site meets the criteria set forth in the <i>General Development Policies</i> for an increase in density up to 12 dwelling units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	John L. Allen, Jr., Kathryn Allen and Willeen A. Roy Park Sharon Properties, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 86

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 19 for-sale single family attached dwelling units.
- Maximum of 36 for-rent or for-sale multi-family dwelling units.
- Single family attached units limited to two stories in height, with a pitched roof.
- Multi-family units are limited to three stories excluding the below grade parking structure.
- Site access via Sharon Road and Park Road.
- A concrete waiting pad will be provided for the existing bus stop located on Sharon Road abutting the site.
- Petitioner to dedicate and convey 35 feet of right-of-way from the existing centerline of the Sharon Road right-of-way, and 50 feet from the existing centerline of the Park Road right-of-way, to the extent that such right-of-way does not already exist.
- Proposed building materials include brick veneer, with architectural grade asphalt shingles, painted metal railings, and painted, vinyl or stucco trim and soffits. Vinyl is prohibited as an exterior building material except that vinyl may be utilized on the soffits and trim and vinyl windows may be installed on the multi-family building.
- Building perspectives along public streets.
- A six-foot tall wood fence with brick columns and a 30-foot wide "Class B" buffer will be provided along the perimeter of the site that abuts single family residential zoning and/or land use, except for a seven-foot tall brick wall that will be provided along the southern boundary of a property (tax parcel 179-112-38) containing an abutting single family detached dwelling.
- An eight-foot planting strip and six-foot sidewalk will be provided along the site's frontage on Sharon Road and a 13-foot planting strip and six-foot sidewalk will be provided along the frontage on Park Road.
- A minimum 20-foot setback from the back of curb along all public streets.
- Freestanding lighting limited to 20 feet in height.
- Freestanding lighting fixtures will be fully capped, shielded and downwardly directed. Lighting fixtures attached to buildings will be decorative, capped and downwardly directed.

- **Existing Zoning and Land Use**

- The subject property is currently vacant. Surrounding uses include single family detached dwellings, and attached residential condominiums and townhomes.

- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
  - The *South District Plan* (1993) recommends residential land uses at this location.
  - The plan references the residential locational criteria of the *General Development Policies* (GDP) for areas of higher density. The site meets the *General Development Policies* (GDP) criteria for 12 dwelling units per acre.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 12</b>	<b>Total Points: 12</b>

- The proposed request is consistent with the *South District Plan* and the *General Development Policies*.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** CDOT has the following comments:
  1. The future curb line of Sharon Road should accommodate 43 total feet of pavement width. Revise the site plan view to provide dimensions and notes, and revise notes under the heading of Transportation to reflect the following improvements:
    - a. Within the existing splitter island at the intersection of Park Road along Sharon Road, relocate the curb line to create a five-foot wide bicycle lane.
    - b. Along the site’s frontage where existing curb and gutter is present, relocate the curb line to create a five-foot wide bicycle lane.
    - c. Establish the new back of curb location at 24 feet from center line where curb and gutter does not exist.
    - d. Along the entire Sharon Road frontage, replace the back of curb sidewalk with an eight-foot wide planting strip and a six-foot wide sidewalk.
    - e. Make necessary modifications at the splitter island such as relocating curb ramps, relocating pedestrian signal poles, remarking crosswalks, and any other modifications or various appurtenances deemed necessary by CDOT.
  2. Revise the site plan to include dedication of a minimum 50-foot wide easement in which the internal private street can be extended at a future date should the parcels to the north redevelop.
- **Vehicle Trip Generation:**
  - Current Zoning: 170 trips per day.
  - Proposed Zoning: 500 trips per day.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce three students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** 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*.
  - Minimizes impacts to the natural environment by building on an infill lot.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Label the 20-foot landscape area referenced in Note F under the heading of Streetscape and Landscaping/Screening.
    2. Amend Note I under the heading of Streetscape and Landscaping/Screening to clarify the location of the yards referenced.
    3. The portion of the proposed access on Sharon Road that stubs to abutting residential property located north of the subject property must be a dedicated public street constructed to a Residential Medium street classification, which provides an eight-foot planting strip and a six-foot sidewalk.
    4. Add a note under the heading of Architectural Standards specifying whether buildings will have brick on all four sides.
    5. Amend Note E under heading of Transportation to delete the word "shelter."
    6. Locate the future back-of curb on the site plan and measure the setback from the future back of curb, instead of the right-of-way line.
    7. Address Transportation comments.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Sonja Sanders (704) 336-8327