

**Note: The petitioner has requested a deferral of the decision on this petition until May 16, 2016.**

<b>REQUEST</b>	Current Zoning: R-4 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights
<b>LOCATION</b>	Approximately 2.23 acres located on the west side of Park Road between Wyndcrofte Place and Hillside Avenue. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of an existing single family home site with up to 19 single family attached dwelling units at 8.52 dwelling units per acre near the Ashbrook Neighborhood.
<b>PROPERTY OWNER</b>	Margaret C. Smith, William Scott & Sharry Carpenter, Sheila Carpenter, and Barbara G. Mears
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Selwyn Property Group Investments, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be consistent with the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends multi-family up to 17 dwelling units.</li> </ul> <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The residential density of 8.5 units per acre is significantly less than the 17 dwelling units proposed in the adopted area plan; and</li> <li>• Although the zoning district requested is UR-2 (urban residential) and the immediate area has been developed under more suburban districts, the generous setback along Park Road, as well as the wide side yards and rear yards abutting single family residential, are both sensitive to and compatible with the existing residential context; and</li> <li>• The proposed 15-foot wide buffer will screen the development from the existing single family homes; and</li> <li>• The UR-2 zoning district is necessary to accommodate a new east/west public street as well as the proposed development on this narrow, deep, 2.2-acre lot; and</li> <li>• The new public street stubs to the north and south of the property will provide an opportunity to expand the network of local streets in the area if the properties to the north or south redevelop in the future;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Majeed seconded by Labovitz).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Building elevations have been provided along Park Road and the internal street.</li> <li>2. The proposed street has been extended to the southern edge of the property.</li> <li>3. Tree save area along Park road has been removed for the site plan.</li> <li>4. A note has been added committing to the style and general layout as shown on the site plan but modifications will be allowed per</li> </ol>
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	<p>section 6.207 in the Zoning Ordinance.</p> <ol style="list-style-type: none"> <li>5. The 50-foot of right-of-way dedication from the centerline of park road has been shown on the plan.</li> <li>6. The future back of curb has been shown on the site plan. The 30-foot setback along Park Road has been measured from the right-of-way dedication line.</li> <li>7. The right-of-way dedication along Park Road has been modified.</li> <li>8. Notes 1 and 2 under Streetscape/Buffer/Landscaping have been modified to read that the buffer will be planted to a "Class B" standard.</li> <li>9. Note 6 under Transportation, pertaining to development of the stub street has been removed.</li> <li>10. Note 5 under Streetscape/Buffer/Landscape has been removed.</li> <li>11. Note 4 under General Provisions has been removed and a note that modifications will be allowed per section 6.207 has been added.</li> <li>12. A detail of the proposed buffer plantings along the southern edge of the property has been added.</li> <li>13. A detail of the proposed screening fence along the proposed public street connection has been added.</li> </ol>
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**VOTE**

Motion/Second: Labovitz/Wiggins  
 Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins  
 Nays: None  
 Absent: Lathrop  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff presented this item and noted that all the outstanding issues had been addressed. One Commissioner asked if the site's parking was adequate for the proposed development. Staff responded and stated the site will be providing a combined total of 44 on-street and off-street parking for the development. The urban residential district only requires one space per unit in the Zoning Ordinance. There was no further discussion of the petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
 (Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 19 single family attached dwelling units at a maximum density of 8.52 dwelling units per acre.
- Recessed garage doors for the proposed units.
- Dedication of 50 feet of right-of-way measured from the centerline of Park Road.
- Building elevations of the proposed units.
- Maximum height of 35 feet and three stories.
- Eight foot-planting strip and six-foot sidewalk will be installed along Park Road.
- Access will be provided by a new public and private street.
- New north and south public street stub connection to the adjoining properties.
- 15- and 20-foot "Class C" buffer width planted to a "Class B" buffer standard adjacent to existing single family homes.
- Parking consists of 44 parking spaces with 15 provided of those spaces being provided on the private internal streets.
- Detail of proposed screening fence.
- Detail of proposed buffer plantings along the southern property edge.

• **Public Plans and Policies**

- The *Park Woodlawn Area Plan* (2013) recommends moderate density residential uses (up to 17 dwelling units per acre) for the proposed site.
- The petition supports the *General Development Policies-Environment* by redeveloping an infill

site, thereby minimizing further environmental impacts while accommodating growth.

- **TRANSPORTATION CONSIDERATIONS**

- The primary transportation goals for this site are to ensure that right-of-way is preserved for the future cross-section of Park Road and preserve the option to expand the network of local streets through redevelopment. In addition to dedicating the necessary right-of-way for Park Road, the site plan creates internal stubs to the north and south of the site that can be extended through future redevelopment should it occur. The site will be served by full movement access to Park Road. The site plan also includes construction of a sidewalk and planting strip along the frontage. The site is not served by any bicycle facilities
- **Vehicle Trip Generation:**  
Current Zoning: 10 trips per day (based on two single-family homes).  
Proposed Zoning: 150 trips per day.

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

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 10 students, while the development allowed under the proposed zoning will produce zero students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is projected not to increase the school utilization (without mobile classroom units) for Selwyn Elementary (170%), Alexander Graham Middle (112%) or South Mecklenburg High (138%).
- **Engineering and Property Management:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Charlotte Fire Department:** No comments received.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Solomon Fortune (704) 336-8326