

<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. Number of people attending the Community Meeting: 16

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to building elevations, setbacks, and buffers as well as the requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Park Woodlawn Area Plan</i> recommendation for multi-family residential uses up to 17 dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The residential density of 8.5 acres is significantly less than the 17 dwelling units proposed in the adopted area plan.</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.</li> <li>• The proposed 15-foot wide buffer will screen the development from the existing single family homes.</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.</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>
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**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.
  - 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 adjacent to existing single family homes.
  - Parking consists of 42 parking spaces with 15 provided of those spaces being provided on the

private internal streets.

- **Existing Zoning and Land Use**

- The subject property is currently zoned R-4 (single family residential) and developed with a residential structure. The surrounding properties are zoned R-4 (single-family) and developed with single family homes, institutional use (senior living facility) or are vacant.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **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 Fire Department:** No comments received.
- **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%).
- **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.

**OUTSTANDING ISSUES**

Site and Building Design

1. Provide building elevations for the proposed units and side elevations of units facing Park Road and proposed public street.
2. Show and extend the proposed public street to the southern edge of the property.
3. Modify and clarify if proposed tree save area along Park Road will be in the proposed area for dedication.
4. Provide a note that a commitment will be made that the recessed townhomes will be constructed.
5. Modify site plan and show the proposed limits line for the 50 feet of dedication from the center line of Park Road.
6. Show the location of the future back of curb and measure the setback from the future back of curb as required by the UR-2 (urban residential) district.
7. Change the term "transitional right-of-way" to "right-of-way to be dedicated."
8. Modify notes 1 and 2 under Streetscape/Buffer/Landscaping to read that the buffer will be planted to a Class "B" standard.

Transportation

9. Remove Note 6 under Transportation, pertaining to development of the stub street.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

1. Remove note number 5 under "Streetscape/Buffer/Landscape."
  2. Remove note number 4 under "General Provisions" and add a note that modifications will be allowed per section 6.207.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Department of Solid Waste Services
  - 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
  - Transportation Review

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