



Charlotte-Mecklenburg Planning Department

DATE: April 1, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2013-015 Park South of Union, LLC

Attached is the revised site plan for the petition listed above. The site plan shows a modification to convert the approved private street to a public street. Since these changes do not alter the intent of the development I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for staff's support of the request:

- The original plan approved a private street with sidewalk and plant strip one side of the street. The public street cross section is more restrictive and requires a planting strip and sidewalk on both sides.

Note:

- **All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.**
- **Signage was not a part of this review.**



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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PARK SOUTH
 CHARLOTTE, NORTH CAROLINA
BONTERRA BUILDERS
 5615 PORTER ROAD
 MATTHEWS, NC 28104

ATTACHED TO ADMINISTRATIVE APPROVAL

APR 1 2014

BY: DEBRA CAMPBELL

REZONING DOCUMENTS

REZONING PETITION
 FOR PUBLIC HEARING
 2013-015

FOR ADMINISTRATIVE APPROVAL

SCALE: 1" = 40'

PROJECT #: 409-001
 DRAWN BY: TH
 CHECKED BY: DJK

SCHEMATIC SITE PLAN

FIRST DATE SUBMITTAL: 11/26/12

- REVISIONS:
- 01/18/13
 - 03/15/13
 - 04/18/13 PER STAFF COMMENTS
 - 02/05/14 PER STAFF UPDATE
 - 03/17/14 PER STAFF COMMENTS
 - 03/28/14 PER STAFF COMMENTS

RZ1.0

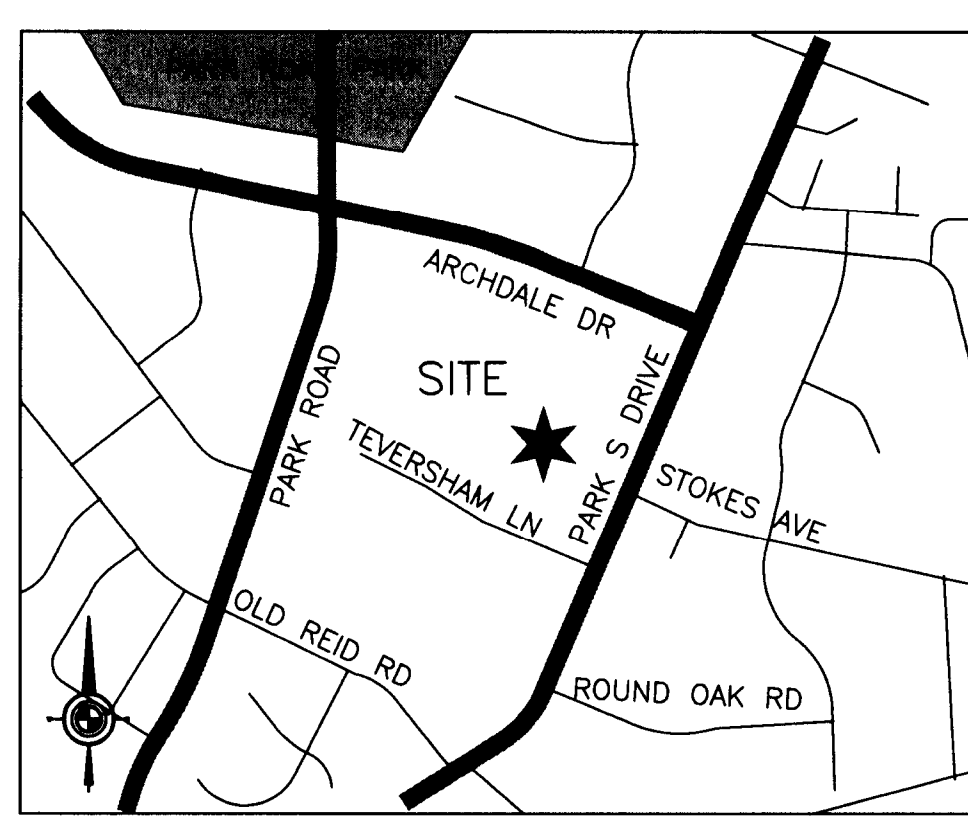
Parcel ID	Owner	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
1700914	STEPHEN G LITTLE	3118 TEVERSHAM LN	CHARLOTTE	NC	28210	L7405-117	1064	403	1.17
1700915	DAVID STRUBBE	3118 TEVERSHAM LN	CHARLOTTE	NC	28210	L8405-117	2007	366	1.17
1700916	GRANT D MCWARTNEY	3225 TEVERSHAM LN	CHARLOTTE	NC	28210	L5405-117	1024	562	1.17
1700917	BENJAMIN MCNEELY	3333 TEVERSHAM LN	CHARLOTTE	NC	28210	L4205-117	1861	736	1.17
1700918	JOHN S HAY	3441 TEVERSHAM LN	CHARLOTTE	NC	28210	L3305-117	0669	070	1.17
1700919	DORRIS DICKSON	3441 TEVERSHAM LN	CHARLOTTE	NC	28210	L3405-117	1296	563	1.17
1700920	JAMES W GIBBERT	3441 TEVERSHAM LN	CHARLOTTE	NC	28210	L3405-117	1296	563	1.17
1700921	SCOTT J BATH	3441 TEVERSHAM LN	CHARLOTTE	NC	28210	L1405-117	1746	373	1.17
1700922	ELIZABETH C BATH	3441 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	1801	829	1.17
1700923	JOHN A EYR	3441 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	1801	829	1.17
1700924	GACON AND BUCHANAN	3441 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	1801	829	1.17
1700925	JOHN IRON AND JOHN ZION	3225 N ELST	GREENSBORO	NC	27408	NA	1802	52	1.17
1700926	ALBERTINE D MOYNE	225 E PARKWAY AVE STE 200	CHARLOTTE	NC	28202	P817-M14-55	0478	44	1.17
1700927	NCD PARKS AND RECREATION	3406 PARK RD	CHARLOTTE	NC	28210	P817-M14-55	2062	47	1.17
1700928	FRANCIS GOTTES AND KATERINA KOUTOPOULOS	3406 PARK RD	CHARLOTTE	NC	28210	P18-B18-M14	2837	875	1.17
1700929	ALBERTA R KULLMAN	3411 PARK RD	CHARLOTTE	NC	28210	L14-B18-M14	2731	478	1.17
1700930	RENE H KULLMAN	3411 PARK RD	CHARLOTTE	NC	28210	L13-B18-M14	1766	15	1.17
1700931	FRANK E III AVCOCK AND HELEN A	3411 PARK RD	CHARLOTTE	NC	28210	L12-B18-M14	2884	84	1.17
1700932	MARSHALL M JAMBY	3429 PARK RD	CHARLOTTE	NC	28210	L11-B18-M14	0730	383	1.17
1700933	JAMBOY WOOD AND MARGARET WOOD	3429 PARK RD	CHARLOTTE	NC	28210	L10-B18-M14	2737	281	1.17
1700934	WILLIAM ANDREW ANDREW	1018 EDGEWOOD DR	FORESTWOOD	NC	28039	L8-B18-M14	2061	452	1.17
1700935	PHILIP R MURPHY AND DANIEL J	710 WOODEN PARK RD	CHARLOTTE	NC	28227	L1-B18-M14	2049	210	1.17
1700936	FLETCHER R BROWN AND ELIZABETH M BROWN	623 PARK RD	CHARLOTTE	NC	28210	L8-B18-M14	0485	148	1.17
1700937	FRANK C BRADY	654 PARK SOUTH DR	CHARLOTTE	NC	28210	M218-224	2040	607	1.76
1700938	WYNNE N AND JOAN E BANK	400 LARKSTON DR	CHARLOTTE	NC	28226	NA	1421	274	1.17
1700939	FIRST TRUST BANK	PO BOX 3529	CHARLOTTE	NC	28226	NA	2876	455	2.14
1700940	FIRST TRUST BANK	PO BOX 3529	CHARLOTTE	NC	28226	NA	2876	455	2.82
1700941	DONALD D BUTLER AND BYLER	PO BOX 24125	CHARLOTTE	NC	28224	NA	0974	242	1.17
1700942	MELANIE JONES	6011 EASTVIEW DR	CHARLOTTE	NC	28277	NA	2365	891	1.17
1700943	JOHN L JONES AND LINDA J	3329 ELM ST	GREENSBORO	NC	27408	NA	1622	92	1.17
1700944	THE TRUSTEES OF GRACE PRESBYTERIAN CHURCH	338 ROCKWELL ST	CHARLOTTE	NC	28210	NA	0365	910	1.98
1700945	THE TRUSTEES OF GRACE PRESBYTERIAN CHURCH	PO BOX 1562	CHARLOTTE	NC	28210	NA	0364	621	3.57
1700946	GREGORY W PHELPS AND MARY PHELPS	3414 TEVERSHAM LN	CHARLOTTE	NC	28210	L18-M20-117	0480	850	1.17
1700947	ROBERT F COAK AND GARDNER	3608 TEVERSHAM LN	CHARLOTTE	NC	28210	L18-M20-117	1036	135	1.17
1700948	SILVESTER B BULLOCK	3308 TEVERSHAM LN	CHARLOTTE	NC	28210	L17-M20-117	0821	686	1.17
1700949	ROSEMARY L WILCOX	3308 TEVERSHAM LN	CHARLOTTE	NC	28210	L16-M20-117	0461	806	1.17
1700950	ORONANNE A GREGG	3308 TEVERSHAM LN	CHARLOTTE	NC	28210	L16-M20-117	2319	172	1.17
1700951	REX ALLEN MOORE	3322 TEVERSHAM LN	CHARLOTTE	NC	28210	L14-M20-117	0641	802	1.17
1700952	MICHELLE M GRANT	1018 COOKWOOD AV	ELGIN	NC	27645	L11-M20-117	2522	966	1.17
1700953	CHARLES KENNEDY	3308 TEVERSHAM LN	CHARLOTTE	NC	28210	L16-M20-117	2742	951	1.17
1700954	BONNIE DOWE	3308 TEVERSHAM LN	CHARLOTTE	NC	28210	L16-M20-117	2641	034	1.17
1700955	VICTORIA C MARTINEZ	3308 TEVERSHAM LN	CHARLOTTE	NC	28210	L8-M20-117	0781	855	1.17

SITE PLAN NOTES

- DEVELOPMENT DATA TABLE
 - TOTAL ACREAGE: 4.99 ACRES
 - TAX PARCEL NUMBERS: 17309121 & 17309120
 - EXISTING ZONING: R-3
 - PROPOSED ZONING: UR-2 (CD)
 - EXISTING USE: VACANT
 - PROPOSED USE: 15 SINGLE FAMILY HOMES
 - PROPOSED DENSITY: 3.006 DU/A
 - MAXIMUM BUILDING HEIGHT: 40' PER 9.205
- GENERAL PROVISIONS
 - ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207
- PERMITTED USES
 - ALLOWED USES: SINGLE FAMILY HOMES AND THEIR ACCESSORY USES
 - ACCESSORY USES SHALL BE ALLOWED IN THE SPACE BETWEEN THE APPROXIMATE BUILDING ENVELOPE AND THE CONCEPTUAL LOCATION OF THE TREE SAVE/TREE PLANTING AREAS.
- TRANSPORTATION
 - SINGLE FAMILY HOMES WILL BE SERVED BY A PRIVATE/PUBLIC STREET
 - ADDITIONAL R.O.W WILL BE DEDICATED ALONG PARK SOUTH DRIVE AND ADDITIONAL PAVING, CURB AND GUTTER AND SIDEWALK WILL BE ADDED AS NOTED ON THE PLAN.
- ARCHITECTURAL FEATURES
 - FACADES WILL INCLUDE UP TO 60% STUCCO, BRICK, OR MASONRY
 - ALL SINGLE FAMILY HOMES SHALL HAVE A TWO CAR GARAGE
 - THE HEIGHT LIMIT FOR THE SINGLE FAMILY HOMES SHALL BE RESTRICTED TO A 40' MAXIMUM HEIGHT AS DESCRIBED IN THE ORDINANCE FOR R-3 ZONING.
- STREETSCAPING AND LANDSCAPING
 - AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG PARK SOUTH ROAD. ON THE INTERNAL STREET, AN 8' PLANTING STRIP SHALL BE PROVIDED ON BOTH SIDES OF THE STREET UNLESS PROHIBITED BY SITE CONSTRAINTS. SIDEWALK SHALL BE PROVIDED IN THE LOCATION AND WIDTH SHOWN ON THE PLANS.
- ENVIRONMENTAL FEATURES
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE ADOPTED POST CONSTRUCTION ORDINANCE. 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.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE. PROPOSED TREE SAVE/TREE REPLANTING AREAS SHALL GENERALLY BE 30' WIDE WHERE SITE CONDITIONS PERMIT, BUT SHALL IN NO CASE BE LESS THAN 15' WIDE. THE SOLE EXCEPTION SHALL BE IN THE SOUTH WEST CORNER OF THE SITE, WHERE A UTILITY EASEMENT EXISTS AND INTRUDES ON THE PROPOSED TREE SAVE AREA. THIS TREE SAVE AREA SHALL BE AS DIMENSIONED ON THE PLANS.
- SIGNAGE
 - SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
- LIGHTING
 - NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES WILL BE PERMITTED.

10. IF TANDEM PARKING IN FRONT OF GARAGE IS PROPOSED, THE FACE OF THE GARAGE SHALL BE A MINIMUM OF 20' FROM BACK OF SIDEWALK.

11. IF PROPOSED STREET SHALL BE PUBLIC, IT SHALL BE DESIGNED TO PUBLIC STREET STANDARDS.



VICINITY MAP
not to scale

