

**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE SPECIAL WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 270/271**  
**July 18, 2011**  
**4:30 P.M.**

<b>Shad Spencer</b>	<p><b>1. Petition No. <a href="#">2011-032</a> by Robert W. Burkett</b> for a MX-2 site plan amendment for approximately 20.16 acres located on the east and west side of Park South Station Boulevard south of Archdale Drive and generally bounded by Delchester Drive, Montpelier Road and Edgewater Drive.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 9</p> <p><a href="#">Site Plan</a></p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"><li>1. Renumbered the rezoning areas. Eliminated all references to rezoning area one and the portion of rezoning area two from the first submittal. "Rezoning Area 2" has been renumbered as "Rezoning Area 1" and "Rezoning Area 3" has been renumbered as "Rezoning Area 2".</li><li>2. Eliminated "to allow single family" from the title block for the table on Sheet #1.</li><li>3. Modified the tax parcel numbers listed on Sheet #1 to identify only those properties within the subject rezoning [eliminated 173-067-(66, 68, 74, 77, and 78) and 173-068-95 and indicated 173-067-57 as a portion of].</li><li>4. Indicated the number of units under "Development Data" on Sheet #1 as "73 single family lots or 71 single family attached units".</li><li>5. Provided areas for additional parking.</li><li>6. Included all applicable conditional notes from rezoning petition 2004-121 onto this subject conditional rezoning site plan.</li><li>7. Indicated a five-foot sidewalk along the western side of Park South Station Boulevard between Sunchaser Lane and Royal Gorge Avenue on Sheet #2.</li><li>8. Extended the five-foot sidewalk along Park South Station Boulevard from Lot #37 to the intersection with Milwaukee Road and provided a crosswalk at the intersection to connect across the street.</li><li>9. Modified the setback shown on Sheets #1 and #2 so they match the 20-foot setback indicated within the notes on Sheet #3.</li><li>10. Indicated that the single family lots will comply with five-foot side yards.</li></ol> <p><b>Update 07/14/11 - the following item has been addressed:</b></p> <ol style="list-style-type: none"><li>1. Indicated that the single family homes will comply with the following:<ol style="list-style-type: none"><li>a. Single family homes with garages that extend beyond the main entry façade must have a second floor building façade that is not recessed more than seven (7) feet from the first floor garage façade.</li><li>b. No more than two single family homes shall be allowed side by side which have garages that extend beyond ten (10) feet from the main entry façade.</li><li>c. Single family homes shall utilize garage doors with architectural features that distinguish them from standard metal garage doors. Such architectural features may include windows, carriage door elements, arches, decorative lighting, decorative hardware, etc.</li></ol></li></ol>
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<p><b>Solomon Fortune</b></p>	<p>2. <b>Petition No. <a href="#">2011-049</a> by Melange Health Solutions</b> for a change in zoning for approximately 9.78 acres located north of The Plaza, east of Glenfiddich Drive and at the end of Wilann Drive from R-4 to INST(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 12</p> <p><a href="#">Site Plan</a></p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The required front setback of 40 feet is labeled on the site plan.</li> <li>2. The required side and rear yards of 20 feet are labeled on the site plan.</li> <li>3. The proposed zoning on site plan is noted as INST(CD).</li> <li>4. The existing R-4 zoning is identified on site plan.</li> <li>5. All existing and proposed buildings and square footages on site are labeled on the site plan.</li> <li>6. The adjacent property owner(s) and current zoning are identified on the site plan.</li> <li>7. The adjacent property zoning classification is labeled on the site plan.</li> <li>8. The parking spaces are shown on the site plan.</li> <li>9. The total acreage and tax parcel ID number of the site are noted on the site plan.</li> <li>10. The lower right hand corner with the petition number is identified as 2011-049.</li> <li>11. The previous plan required a Class C buffer abutting residential zoning and land use. The revised plan does not require the buffer.</li> <li>12. The previous site plan requested a 6-foot sidewalk and 8-foot planting strip. The revised plan does not require a 6-foot sidewalk and 8-foot planting strip.</li> </ol> <p><b>Update 07/14/11 - the following issue has been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Permitted uses are listed correctly on site plan.</li> </ol>
<p><b>Shad Spencer</b></p>	<p>3. <b>Innovative Request for Rezoning Petition <a href="#">2011-032</a></b> – Robert Burkett with J&amp;B Development and Management, Inc. is requesting approval of innovative provisions for the portion of the Park South Station development associated with Rezoning Petition 2011-032, contingent upon City Council approving the associated rezoning petition.</p> <p>Staff recommends approval of the innovative provisions.</p> <p><a href="#">Site Plan</a></p> <p><b>The following items are the requested innovative provisions:</b></p> <ol style="list-style-type: none"> <li>1. Private streets constructed per the cross sections shown on Sheet #3.</li> <li>2. Setback for single family homes to be 20 feet from the back of curb. The current standard is 32 feet from the back of curb of a public street. Driveways to have a minimum length of 20 feet from the back of curb or back of sidewalk, whichever is greater.</li> <li>3. Rear yard for single family lots to be 20 feet instead of 30 feet.</li> <li>4. Minimum area for single family lots to be 3,500 square feet instead of 4,500 square feet.</li> <li>5. Allow single family lots to front private streets.</li> <li>6. Eliminate internal buffers between various residential types within the unified Park South Station development.</li> </ol>