

<b>REQUEST</b>	Current Zoning: MUDD(CD), mixed use development district, conditional Proposed Zoning: MUDD-O, mixed use development district, optional, with five year vested rights
<b>LOCATION</b>	Approximately 1.13 acres located on the southwest corner at the intersection of Park Road and Drexel Place.
<b>SUMMARY OF PETITION</b>	The site plan amendment proposes to reduce the nonresidential square footage, reduce parking spaces, and increase the number of residential units.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Mary B. Killian, Dr. Daniel R. Walter, and Jane Straughn Selwyn Property Group Investments, LLC R. Susanne Todd, Johnston, Allison & Hord, PA
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Firestone).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications: <ol style="list-style-type: none"> <li>1. Reduced the width of the one-way entrance driveway on Park Road to 16 feet and maintained the 16-foot dimension to the proposed parking lot. Modified orientation of the Park Road driveway to discourage motorists exiting the site from the Park Road driveway.</li> <li>2. Identified the tree on Park Road that is protected by the City's Tree Ordinance.</li> </ol>
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<b>VOTE</b>	Motion/Second: Zoutewelle/Allen Yeas: Allen, Dodson, Firestone, Rosenburgh, and Zoutewelle Nays: None Absent: Griffith and Phipps Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition and indicated the outstanding issues had been addressed.
<b>STAFF OPINION</b>	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**

- **Background**  
The properties were rezoned in 2007 (petition 2007-127) to allow the development of 9,900 square

feet of office/commercial uses and up to 25 residential units in a vertically integrated mixed-use project. The following conditions were approved as part of the rezoning:

- Retail/business use square footage not to exceed 3,500 square feet.
  - Building setback of 16 feet from the curb on Park Road and 14 feet from the curb along Drexel Place.
  - Building height limited to four stories and 54 feet except that cupolas may be 59 feet high.
  - Residential units are all for sale condominium units.
  - Minimum dwelling unit size limited to 1,000 square feet.
  - Restaurants are not allowed.
  - Water quality and quantity improvements.
  - Building elevations representing architectural theme and building design.
  - Access via Drexel Place and Park Road.
  - A six-foot sidewalk along Drexel Place and an eight-foot sidewalk along Park Road. An eight-foot planting strip along both streets.
  - Dedication and conveyance of right-of-way up to 50 feet from the centerline of Park Road.
- **Proposed Request Details**
    - The site plan accompanying this petition contains the following provisions:
    - Maximum of 4,200 square feet of nonresidential uses that include retail, general and medical office uses, and business service uses.
    - Nonresidential uses limited to the ground floor.
    - Maximum building square footage of 48,000 square feet.
    - Accessory uses and structures allowed in the MUDD district.
    - Up to 42 residential dwelling units that may be for sale or for rent.
    - Restaurants prohibited.
    - Neighborhood food and beverage service use permitted.
    - Maximum building height of four stories and 55 feet.
    - Access provided via Drexel Place and Park Road.
    - A six-foot sidewalk along Drexel Place and an eight-foot sidewalk along Park Road. An eight-foot planting strip along both streets.
    - Exterior building materials consisting of hardi-plank siding, brick, and stone. A minimum 30 percent of masonry material will be used on the façade of the building.
    - Detached lighting limited to 20 feet in height.
    - Five year vested rights requested.
    - Future cross-access stub provided to the abutting parcel to the south.
  - **Public Plans and Policies**
    - The *Central District Plan* (1993), as amended by rezoning petition 2007-127, recommends mixed land use of residential/office/retail for this site.
    - The *Park Road Corridor Plan* (1992) recommended that the area surrounding the Park Road Shopping Center be a mixed-use anchor and commercial node with opportunities for multi-family residential.
    - The proposed request is consistent with the *Central District Plan*.
  - **Staff Recommendation (Updated)**

Staff agrees with the recommendation of the Zoning Committee.
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**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.
- **Transportation:** No issues.

- **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate 22 students. The net change in the number of students generated from the existing zoning to the proposed zoning is 21. This change is based on a “for rent” product compared to the “for sale” product permitted under the existing zoning.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
  - **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*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Urban Forestry Review

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