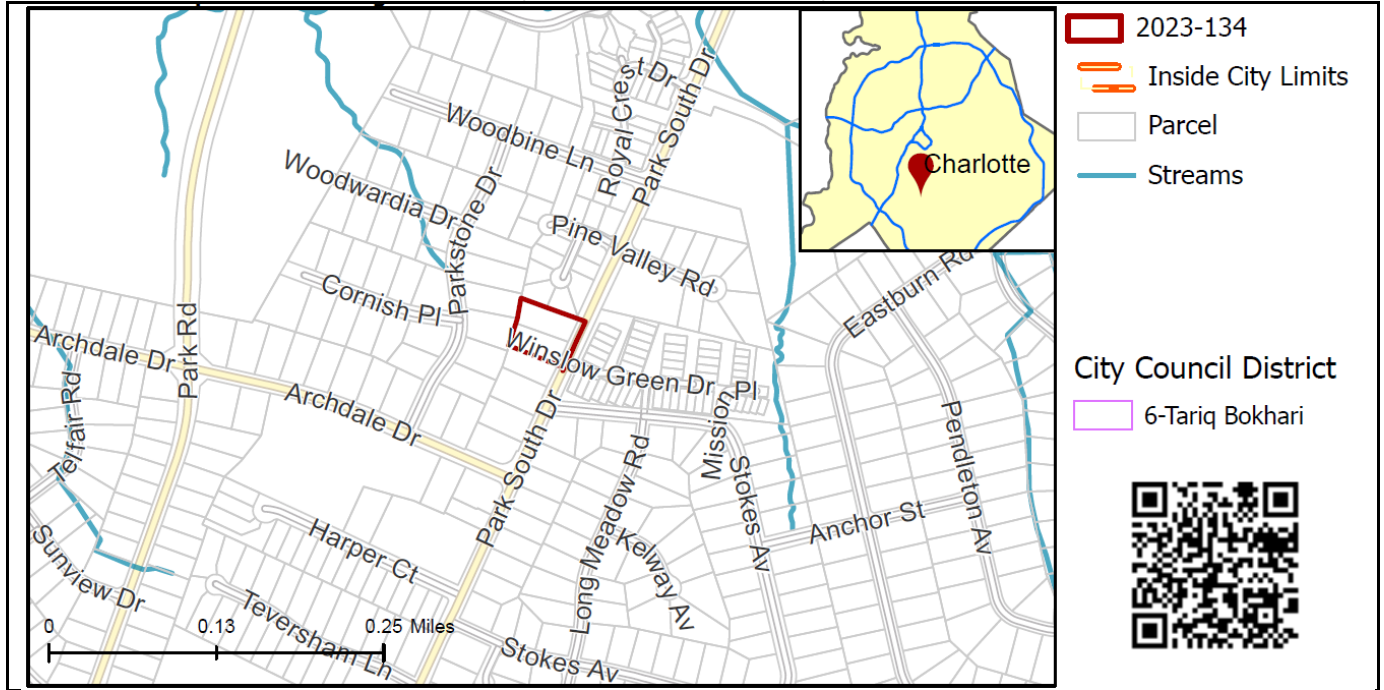


**REQUEST**

Current Zoning: N1-A (neighborhood 1, A)  
Proposed Zoning: N1-F(CD) (neighborhood 1, F, conditional)

**LOCATION**

Approximately 0.997 acres located along the west side of Park South Drive, east of Parkstone Drive, and north of Archdale Drive.



**SUMMARY OF PETITION**

The petition proposes to develop two triplex buildings and one quadplex on two parcels currently developed with two single family detached homes.

**PROPERTY OWNER**

Park South Townhome Community, LLC

**PETITIONER**

Park South Townhome Community, LLC

**AGENT/REPRESENTATIVE**

Matt Langston, Landworks Design Group, PA

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 14

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, environment, and transportation as well as a requested technical revision.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 1.

Rationale for Recommendation

- This proposal provides a combination of triplexes and a quadplex, helping create missing middle density housing in an area that has an established mix of residential product types from single family detached to multi-family attached all in the direct vicinity of the subject site.
- The majority of uses along the west side of Park South Drive are single family in nature. The triplexes and quadplex proposed in this rezoning are consistent with the existing single family character of the area as well as the *Policy Map* designation of Neighborhood 1 at this site.

- Moderate densification is appropriate along this corridor and future residents would be able to access the CATS bus system with a stop located at the site’s northeastern edge. The petitioner also commits to upgrade the bus stop to be ADA compliant.
- Future residents would be able to access goods and services along Fairview Road, less than a ½-mile walk from the site.
- The rezoning plan commits to install a Class C Landscape Yard around the perimeter of the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

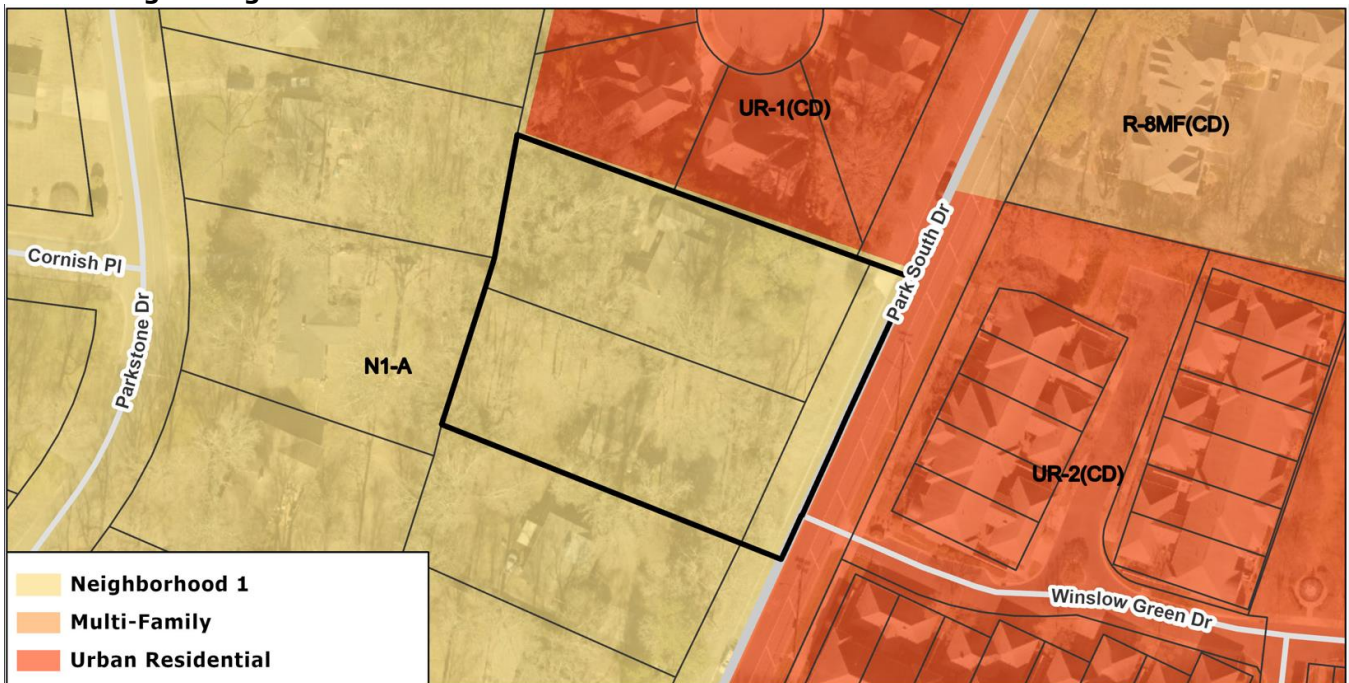
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

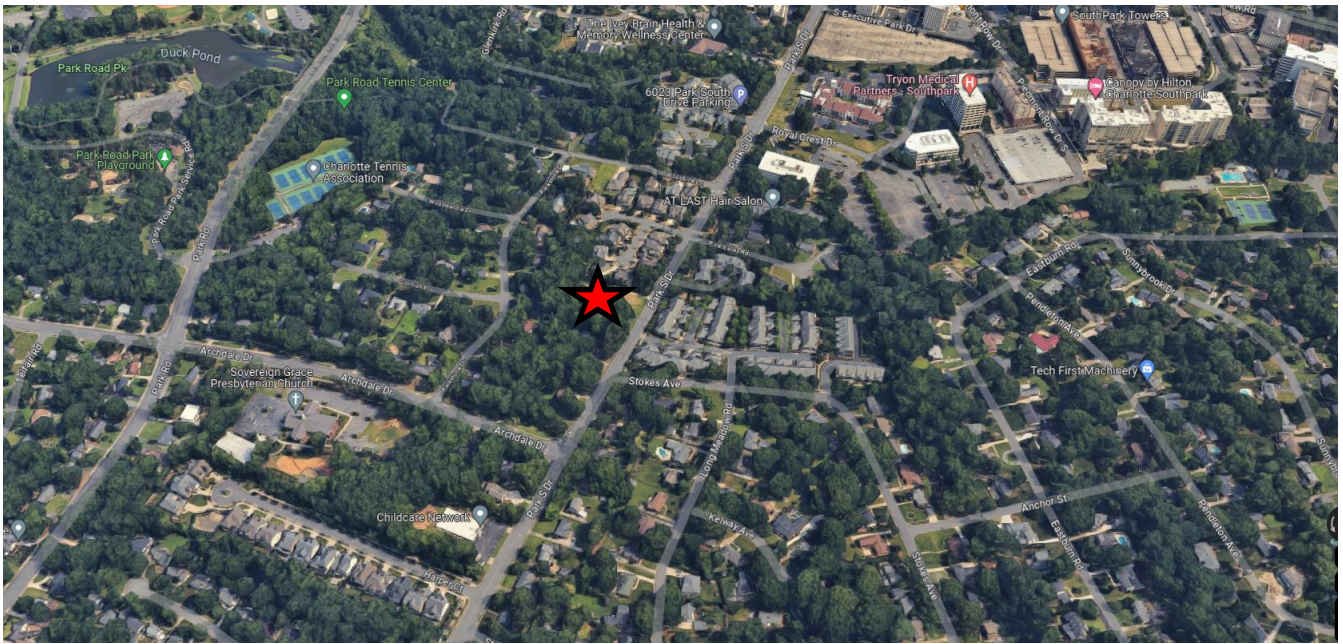
- Allows a multi-dwelling development with up to ten units, two triplexes and one quadplex.
- Commits to install a Class C Landscape Yard around the perimeter of the site.
- Provides Transportation Provisions:
  - Access via one driveway from Park South Drive.
  - Commits to construct an 8’ planting strip and 8’ sidewalk along the site’s frontage.
  - Commits to construct an ADA compliant bus stop in coordination with CATS.
- Notes that freestanding lighting fixtures will be fully capped and shielded.
- Proposes a tree save area at the site’s rear.

• **Existing Zoning**



- The site is currently zoned N1-A and is in an area with UR-1(CD), UR-2(CD), N1-A, and R-8MF(CD) zoning.





- The subject site is denoted with a red star and is in an area with single family residential, multi-family residential, office, commercial, and institutional uses.



- North of the site are single family homes.



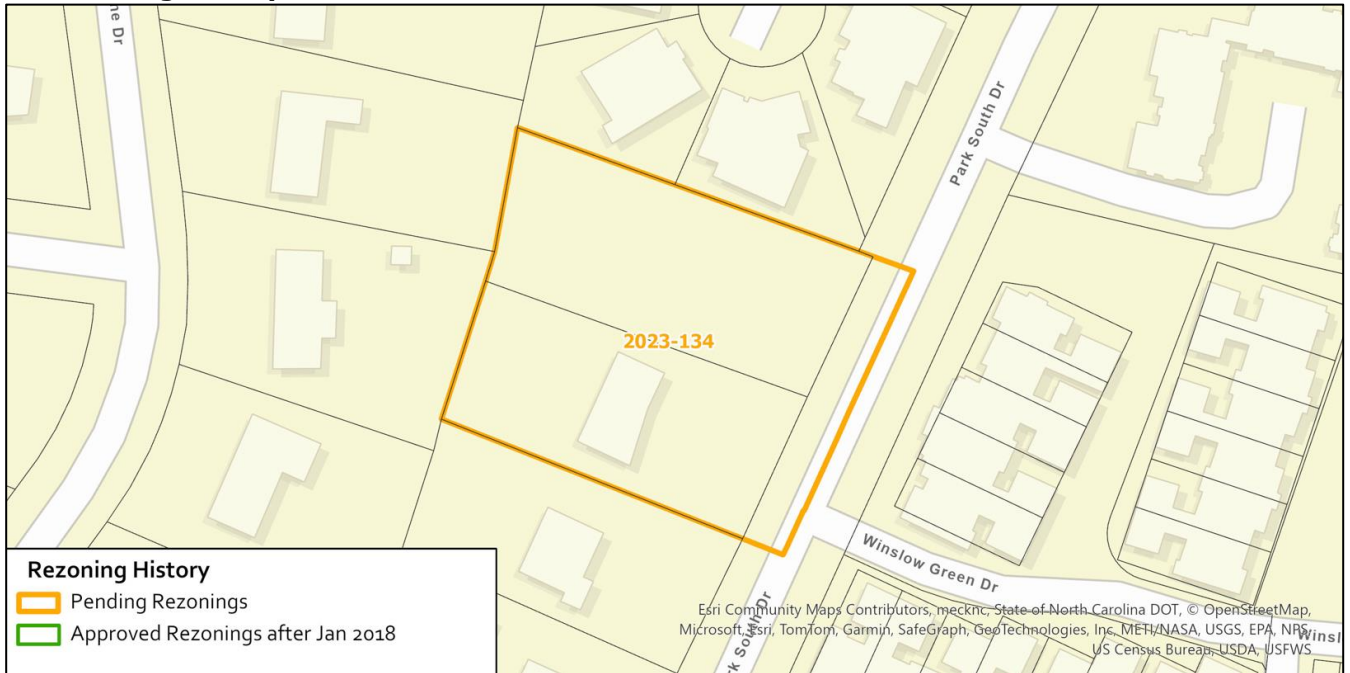
- East of the site is a townhome development.





- South and west of the site are single family homes.

• **Rezoning History in Area**



- There have been no recent rezonings in the area.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Park South Drive a City-maintained minor arterial, north of Stokes Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to constructing bicycle facilities.

• **Active Projects:**

- Cultural Loop Implementation - Funding set aside for public/private partnerships to construct projects within the SouthPark CNIP Area. Potential projects include The LOOP and Symphony Park.

• **Transportation Considerations**

- See Outstanding Issues, Note 3.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on two single family units).

Entitlement: 20 trips per day (based on two single family units).

Proposed Zoning: 75 trips per day (based on 10 units, one quadplex and two triplexes).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development with the proposed zoning may produce 2 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Beverly Woods Elementary remains at 95%
    - Carmel Middle remains at 117%
    - South Mecklenburg High remains at 136%

- 
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Park South Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located in an easement adjacent to parcel 17125615 on the western corner of the rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry / City Arborist:** See Outstanding Issues, Note 2.

**OUTSTANDING ISSUES**Site and Building Design

1. Revise the proposed driveways for the individual units to be compliant with Article 19.6.A.1.a of the UDO.

Environment

2. Clarify if the tree save area shown on the site plan is outside of the demolition plan.

Transportation

3. The dimension for the proposed back of curb to the center line must be shown on the site plan as well as the buffered bike lane that is required per the Charlotte Streets Map cross section.

**REQUESTED TECHNICAL REVISIONS**Transportation

4. Revise conditional notes from note K in the transportation provisions to remove the wording, "as generally depicted on the site plan," since this commitment is not depicted on the site plan.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902