

REQUEST	Current Zoning: B-1SCD, neighborhood shopping center district Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 21.8 acres on the southwest corner of Carmel Road and Pineville-Matthews Road (NC 51).
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to expand an existing shopping center from 146,210 square feet to 219,710 square feet. Several optional provisions are being requested as described below.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>South District Plan</i> (1993).
Property Owner	Regency Centers, Inc.
Petitioner	Regency Centers, Inc.
Agent/Representative	Laura Simmons, K&L Gates
Community Meeting	Meeting is required and has been held. Report available online

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The expansion has an immediate phase that adds 49,100 square feet and a future phase that would allow an additional 32,400 square feet. The first phase also includes the demolition of 8,000 square feet of floor area. No individual tenant will exceed 40,000 square feet.
- Five optional provisions are requested:
 - 1) Drive-in windows for the relocated bank;
 - 2) Parking/maneuvering between the building and Carmel Road (for the grocery loading dock);
 - 3) The current total area of wall signs be allowed to remain;
 - 4) Three center identification monument signs, all of which exceed the maximum height and area standards for the MUDD district, and;
 - 5) A portion of the existing five-foot sidewalk be allowed to remain along Pineville-Matthews Road.
- Elevations are included as part of the site plan.

Existing Zoning and Land Use

The proposed site is a major portion of an existing shopping center with an office component. To the north across Pineville-Matthews Road is a mix of office and retail uses in several different zoning districts. To the east is an office development in office zoning. Office uses are also located to the south in the B-1SCD zoning district. Offices and multi-family residential are found to the west.

- **Rezoning History in Area**

The northwest corner of Carmel Road and NC 51 was rezoned to MUDD-O in 2004 for a mixed-use development. An optional provision allowed some existing sidewalk to remain.

- **Public Plans and Policies**

The *South District Plan* (1993) recommends that the future land use for the site be a community size shopping center.

The *General Development Policies (GDP) for Retail-Oriented Mixed/Multi-Use Centers* (2003) recommend that a community size center include a maximum of 225,000 square feet of retail and 75,000 square feet of office development.

This petition is consistent with the *South District Plan* and meets the guidance provided in the *GDP for Retail-Oriented Mixed/Multi-Use Centers*.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 10,900 trips per day.

Proposed Zoning: 12,200 trips per day.

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: While the petitioner has agreed to install a bus waiting pad, CATS is seeking minor changes to the wording of that note.

Connectivity: No issues.

Schools: CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

SITE DESIGN: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Minimizes impacts to the natural environment by redeveloping an existing project in an identified center area.

Facilitates the use of alternative modes of transportation due to improved pedestrian connections.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application

CATS Review

CDOT Review

Charlotte Fire Department Review

Community Meeting Report

LUESA

Site plan

Storm Water Review

Planner: Tom Drake (704) 336-8312