

REQUEST	Current Zoning: MUDD-O, mixed-use development, optional Proposed Zoning: MUDD-O SPA, mixed-use development, optional, site plan amendment
LOCATION	Approximately 7.95 acres located on the north side of Sharon Road between Morrocroft Lane and Colony Road
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes a site plan amendment to accommodate flexibility in the development of a portion (Tract 3) of a larger 23.396-acre project. The site plan amendment: <ol style="list-style-type: none"> 1) includes the option to convert approved residential units to continuing care retirement units; 2) allows the previously approved fitness center to be expanded and broadened to accommodate potential health or medical uses; and 3) allows 20,000 square feet of ground floor retail and/or office uses.
Property Owner Petitioner Agent/Representative	Morrison Place, LLC Grubb Properties, Inc. Bailey Patrick/Laura Simmons, K & L Gates
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Provide a parking ratio of one space per 250 square feet for the non-residential portion of the site. 2. Add elevations/renderings shown at the public hearing. 3. Satisfy the request for a Solid Waste Management Plan.
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VOTE	Motion/Second: Allen/Walker Yeas: Allen, Howard, Locher, Rosenburgh, Simmons and Walker Nays: None Absent: Griffith Recused: None
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ZONING COMMITTEE DISCUSSION Staff presented this item to the Committee, noting that all outstanding items had been addressed. Commissioner Howard noted that this project is an important piece to SouthPark. There was no further discussion of this request.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *SouthPark Small Area Plan* and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Locher).

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The option to convert undeveloped residential units (195 for sale residential units previously approved) to continuing care retirement units and/or beds. The option allows conversion at a rate not to exceed two independent living units for each for sale residential unit not developed or transferred from Tract 3 (up to a maximum of 298 units); and three assisted living/skilled nursing units and/or beds for each for sale residential unit not developed or transferred from Tract 3 (up to a maximum of 66 units or beds).
- Increase in the size of previously approved fitness center from 10,000 square feet to 30,000 square feet, and expanded uses to include health/medical/wellness activities.
- Introduction of up to 20,000 square feet of ground floor retail and/or office uses on the site, with no one individual retail establishment exceeding 8,500 square feet of floor area. Retail uses to be limited to portions of buildings primarily adjacent to Sharon Township Lane.
- Increase in maximum 120-foot building height restriction to 140 feet for a portion of a building adjacent to Sharon Township Lane.
- Shifting of approved location of proposed right-in/right-out driveway with two ground mounted signs at entrance, and one additional ground mounted sign for existing driveway.
- Modifications to previously approved storm water notes at the request of Storm Water Services.

Public Plans and Policies

The *SouthPark Small Area Plan (2000)*, as amended by Rezoning Petition 2004-015, recommends a mixed/multi-use center including multi-family residential condominiums, retail uses, and a fitness center.

This petition is consistent with the *SouthPark Small Area Plan*.

STAFF RECOMMENDATION (Updated)

- Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** CMS does not comment on MUDD petitions because of the wide range of uses permitted.

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*.

- Facilitates the use of alternative modes of transportation by providing a ten-foot wide trail/bike path and internal pedestrian system connecting different uses.
 - Protects/restores environmentally sensitive areas and minimizes impacts to the City's tree canopy by providing a minimum 20-foot edge treatment (Class "C" buffer) along the Village of Morrocroft property line. This exceeds the requirement for landscaping at this location.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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