

REQUEST	Proposed Zoning: NS, neighborhood services, Site Plan Amendment
LOCATION	Approximately 6.62 acres on the northeast corner of North Community House Road and Ballantyne Commons Parkway
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition seeks to increase the allowed commercial square footage in a small shopping center from 38,000 to 49,000 square feet.
Property Owner	North Community House Development Partners, LLC
Petitioner	York Development Group
Agent/Representative	Stephen Overcash
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added agreeing to close the median in North Community House Road. 2. The Fire Department has agreed to accept the entrance configuration shown on the site plan. 3. Increased parking from 175 to 204 vehicles. 4. Additional open space has been provided and staff is satisfied.
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Motion/Second:	Walker/Griffith
Yeas:	Allen, Dodson, Griffith, Randolph and Walker
Nays:	None
Absent:	Rosenburgh and Simmons
Recused:	None

ZONING COMMITTEE DISCUSSION Staff reviewed the petition, noting that the petitioner had corrected all site plan deficiencies and that the staff was now recommending approval of the petition. There was no discussion among the Zoning Committee members.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *South District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Walker).

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:
 - An increase in square footage, from 38,000 to 49,000 square feet.
 - The ability to combine two buildings into one while adding a second story.

- An additional 29 parking spaces.
 - **Public Plans and Policies**
 - The *General Development Policies* (2003) include policy guidance for retail-oriented mixed/multi-use centers. Those policies prohibit freestanding single tenant buildings (e.g. fast food restaurants) in convenience-size centers, encourage the provision of common open space that is usable and accessible, and call for an internal street system that is designed to look and function like a public street network.
 - The *South District Plan* (1993) was modified by rezoning Petition 2008-02 to provide for a small shopping center on this site.
 - This petition is consistent with the *South District Plan* (1993), as modified by rezoning Petition 2008-02.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues
 - **Schools:** CMS does not comment on nonresidential petitions.
 - **Park and Recreation:** No comments received.
 - **Neighborhood and Business Services:** No comments received.
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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*.
 - Meets minimum ordinance standards.
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OUTSTANDING ISSUES

- None.
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Attachments Online at www.rezoning.org

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

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