

<b>REQUEST</b>	Current Zoning: NS, neighborhood services Proposed Zoning: NS, neighborhood services, site plan amendment
<b>LOCATION</b>	Approximately 6.6 acres on the northeast corner of North Community House Road and Ballantyne Commons Parkway.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This petition seeks to increase the allowed commercial square footage in a small shopping center from 38,000 to 49,000 square feet.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval upon resolution of outstanding site plan issues. The petition is consistent with the <i>South District Plan</i> .
<b>Property Owner</b>	North Community House Development Partners, LLC
<b>Petitioner</b>	York Development Group
<b>Agent/Representative</b>	Stephen Overcash
<b>Community Meeting</b>	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:
  - An increase in square footage, from 38,000 to 49,000 square feet.
  - A reduction in usable open space.
  - The ability to combine two buildings into one while adding a second story.
  - An additional 10 parking spaces.
- **Existing Zoning and Land Use**  
Properties to the north and west are zoned BP (CD). Across North Community House Road to the west are an undeveloped parcel and a corporate office building, while the parcel to the north is an office use. To the east is a multi-family residential development in the R-15MF (CD) zoning district. Across Ballantyne Commons Parkway to the south are single family residential neighborhoods in the R-12PUD district and MX-1 district.
- **Rezoning History in Area**  
Other than the rezoning of the petitioned parcel (2008-02), there have not been any recent rezonings in the immediate area.
- **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.

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 3700 trips per day.  
Proposed Zoning: Trips not calculated; expect minor impact on road system.

- **CDOT:** A note is needed that commits to closing the existing median break in North Community House Road
- **Charlotte Fire Department:** Lanes require 20 feet of clearance, including both sides of medians.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** CMS does not comment on non-residential petitions.
- **Neighborhood and Business Services:** No comments received.
- **Park and Recreation:** 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**

- The petitioner should:
  1. Add a note that commits to closing the median in North Community House Road.
  2. Widen the entrance/exit to North Community House Road per the Fire Department's memo.
  3. Increase parking for the proposed square footage. At least one parking space is needed per 250 square feet of floor area. The current proposal would require 196 parking spaces, while only 185 are shown.
  4. Provide additional open space. The courtyard between Buildings B and C was a significant component of the previous site plan. The new site plan needs to replace it with a more usable space than what is proposed between Building B and the parking lot.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Solid Waste Services Review
- Storm Water Review

**Planner:** Tom Drake (704) 336-8312