

REQUEST	Proposed Zoning: NS, neighborhood services, site plan amendment, and UR-2(CD), urban residential, conditional, site plan amendment
LOCATION	Approximately 9.06 acres on the west corner of Ardrey Kell Road and Marvin Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition seeks to modify an existing mixed-use center by adding nine townhomes, allowing 30 previously approved (but unbuilt) live/work units to convert to townhomes, and adding up to 9,000 square feet of office uses.
Property Owner Petitioner Agent/Representative	Ardrey Kell Horizontal, LLC RED Partners Hall Johnston
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:

1. The petitioner has limited the amount of medical office use to a maximum of 7,000 square feet.
2. The petitioner has clarified that medical and office parking standards will be used.
3. Petitioner has amended note 17 to state that buildings in Envelope 1 will be oriented toward Cedar Walk Lane or the existing wet pond and sidewalk connections will be provided to Cedar Walk Lane.
4. The petitioner has amended note #18 to state that the buildings in Building Envelopes 2 and 3 will be oriented toward Cedar Walk Lane or Juniper Trace Drive and individual sidewalk connections will be provided to the street.
5. Note #19 has been amended to state that Building Envelope 4 can have up to five buildings and Building Envelope 5 can have up to four buildings and that all buildings will front Evergreen Terrace Drive or Cedar Walk Lane and individual sidewalks will be provided to the streets.
6. Note 20 has been amended to state that units in Building Envelope A will front Longstone Lane and individual sidewalk connections will be provided to the street.
7. The petitioner has added a note requiring sidewalks from townhomes and live/work unit entrances to the street sidewalk system.
8. All "plat" sheets have been deleted and only sheets RZ-1 and RZ-2 have been retained.
9. Building Envelope 2, 3 and 5 have been amended to include that "landscaping shall effectively screen the rear elevations of all units from Ardrey Kell Road".
10. The existing zoning on Sheet RZ-1 is NS along Longstone Lane.
11. The petition has indicated that the existing dumpster and recycling locations on the site will be shared with all tenants on the site.
12. Note 16 has been amended to state that each building envelope may have up to two buildings.

VOTE	Motion/Second: Yeas: Nays: Absent: Recused:	Simmons/Griffith Dodson, Griffith, Randolph, Simmons, and Walker None Allen and Rosenburgh None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting that all site plan issues had been resolved and that the staff was now recommending approval of the petition as modified. There was no Zoning Committee discussion.	
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> 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 of nine townhomes from 120 to 129 units. Common open space remains the same on the residential portion of the petition. The proposed townhomes are smaller than the originally approved units.
 - The option for the previously approved live/work units to be developed as townhomes or live/work units.
 - Substitution of 9,000 square feet of office space for 12 live/work units in Building Envelope D.
- **Public Plans and Policies**
 - The *South District Plan* (1993) was amended by petition 2005-65 and recommends a mixed-use center of 45,000 square feet and up to 42 live/work units and 120 townhomes on the site.
 - This petition's proposed land uses are consistent with the *South District 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.
- **Neighborhood & Business Services:** No issues.
- **Schools:** This petition will not impact the schools.
- **Park and Recreation:** No comments received.

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 sidewalks on private streets and by providing a bus stop pad on Ardrey Kell Road.
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OUTSTANDING ISSUES

- None
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Pre-Hearing Staff Analysis
- Site Plan
- Solid Waste Services Review
- Storm Water Review

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