

REQUEST	Proposed Zoning: MUDD(SPA), mixed use development district, optional, site plan amendment
LOCATION	Approximately 0.491 acres located along West W.T. Harris Boulevard between Medical Plaza Drive and Technology Drive.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes a site plan amendment to a portion of a unified development to allow an 8,600 square foot automotive service center.
Property Owner	NRI Communities Harris Blvd, LLC
Petitioner	The Carolina Group
Agent/Representative	Jeff Brown, Keith MacVean, King & Spalding, LLP
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.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Randolph/Walker</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dobson, Randolph, Rosenburgh, Simmons, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Griffith</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Randolph/Walker	Yeas:	Allen, Dobson, Randolph, Rosenburgh, Simmons, and Walker	Nays:	None	Absent:	Griffith	Recused:	None
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Yeas:	Allen, Dobson, Randolph, Rosenburgh, Simmons, and Walker										
Nays:	None										
Absent:	Griffith										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that there were no site plan issues and that the request is inconsistent with the <i>Northeast District Plan</i> . However, staff is recommending approval since the proposed use is located in a well designed building that is part of a mixed use center and the use will provide needed services to the surrounding community.										
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Northeast District Plan</i> , 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 Dodson).										
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:
 - All of the applicable originally approved conditions from Petition 2002-70, with the addition of an 8,600 square foot automotive service center.
 - Optional provisions:
 - to allow the existing 5-foot wide sidewalk along W.T. Harris Boulevard to remain, instead of requiring installation of a 6-foot wide sidewalk, and:
 - to allow an exemption from the recessed building entrance requirement.

- Sidewalk and crosswalk connections from the entrance to the existing development sidewalks.
 - Trees and shrubs along Flat River Drive to screen employee parking.
 - Shrubs along the internal driveway to screen customer parking.
 - Building elevations.
 - Less signage that allowed by MUDD standards.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996), as amended by Petition 2002-70, recommends retail, restaurant, office, health club, and residential uses excluding automotive service stations at this location.
 - This petition is inconsistent with the *Northeast District Plan*, which disallows automotive service stations at this location.
 - **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 issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood & Business Services:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **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 comments received.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

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