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<b>REQUEST</b>	Proposed Zoning: MUDD-O (SPA), mixed use development district, optional, site plan amendment
<b>LOCATION</b>	Approximately 0.491 acres located along West W.T. Harris Boulevard between Medical Plaza Drive and Technology Drive.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This petition proposes a site plan amendment to a portion of a unified development to allow an 8,600 square foot automotive service center.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is inconsistent with the <i>Northeast District Plan</i> , as amended by Petition 2002-70 which prohibited automotive service stations. However, 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.
<b>Property Owner</b>	NRI Communities Harris Blvd, LLC
<b>Petitioner</b>	The Carolina Group
<b>Agent/Representative</b>	Jeff Brown, Keith MacVean, King & Spalding, LLP
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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#### 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.
- **Background**

This site is part of a 59-acre development rezoned from RE-1 to MUDD-O under Petition 2002-70 to allow 675 residential units, 36,000 square feet of retail, restaurants, 500,000 square feet of office, and a health club. The plan prohibited automotive service stations.
- **Existing Zoning and Land Use**

The subject site is currently zoned MUDD-O and is vacant. The remaining portion of the site is developed with residential, restaurants, retail, and office. The surrounding properties are zoned RE-1 and RE-2, and occupied by research and office uses, or are vacant.
- **Rezoning History in Area**

There have been no recent rezonings in the immediate area.

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

- **Vehicle Trip Generation:**  
Current Zoning: 14,000 trips per day, which includes the overall unified development.  
Proposed Zoning: No significant change.
  - **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.
  - **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](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- Neighborhood and Business Services Review
- Site Plan
- Storm Water Review

**Planner:** Tim Manes (704) 336-8320