
REQUEST	Current Zoning: O-1(CD), office, conditional Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 2.96 acres located along the east side of Sharon Road between Morrison Boulevard and Coltsgate Road extending to abut Coltsgate Road.
SUMMARY OF PETITION	The petition proposes to allow business, general and medical office, retail, professional services, and restaurants, with retail, business, restaurants, and personal service uses limited to the ground floor of either the existing building or a new building.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The petition is inconsistent with the <i>SouthPark Small Area Plan</i> . However, the office component is consistent while the ground floor retail uses are inconsistent with the specific uses listed in the plan, but consistent with the mixed use goal of the plan.
Property Owner	Bissell Porter Siskey, LLC; C/O The Bissell Companies, Inc.
Petitioner	The Bissell Companies, Inc/Sharon Station
Agent/Representative	Jeff Brown, Keith MacVean, King & Spalding, LLP
COMMUNITY MEETING	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:

- Optional provisions:
 - Allow new and existing detached signs within the 20-foot setback between the back of sidewalk and building.
 - Allow the existing wall signs and the ground mounted detached sign located at the corner of Sharon Road and the shared driveway to remain.
 - Allow the existing 5-foot planting strip and 5-foot sidewalk to remain along Coltsgate Road.
- Uses limited to professional business, general and medical office uses, retail establishments, personal services, and restaurants.
- Maximum floor area of 80,000 square feet.
- Maximum building height of 75 feet.
- Retail, business, restaurants, and personal service uses limited to the ground floor of the principal building.
- Access provided by three shared driveways; two from abutting properties to Sharon Road and another from Coltsgate Road.
- A 20-foot landscape setback, measured from back of curb, along Sharon and Coltsgate Roads.
- Dumpster and recycling enclosure constructed of same material as the principal building(s).
- Meter banks hidden from public view.
- Off-street parking provided at the following ratios:
 - Professional business and general and medical office – one space per 300 square feet
 - Retail (non-restaurant) – one space per 600 square feet
 - Restaurant – one space per 125 square feet
 - Other non-residential – one space per 600 square feet
- Detached site lighting limited to 25 feet and no wall pak lighting allowed.

- **Existing Zoning and Land Use**

The subject site is currently zoned O-1(CD) and is occupied by an 80,000 square foot office building and an accessory parking deck. The surrounding properties are zoned R-3, O-1(CD), O-6(CD), O-2, and CC and are occupied by office buildings, a church, a vacant parcel, and SouthPark Mall across Sharon Road.

- **Rezoning History in Area**
No rezonings in the immediate area have occurred in recent years.
- **Public Plans and Policies**
 - The *SouthPark Small Area Plan* (2000) recommends office or an office-residential mixture for the site.
 - The petition is inconsistent with the *South Park Small Area Plan*. However, the office component is consistent while the ground floor retail uses are inconsistent with the specific uses listed in the plan, but consistent with the mixed use goal of the plan.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** Provide a concrete waiting pad at the existing bus stop located along Sharon Road in front of this subject site.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:**
 - **Vehicle Trip Generation:** With the array of uses allowed in O-1 and MUDD zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site and its proximity to the good street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation:** No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance requirements.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide a concrete waiting pad at the existing bus stop located along Sharon Road in front of this subject site.
 2. Replace the word "principle" with "principal" in the in the site data table and Notes 3.a.and 3.c.
 3. Define "professional services" and "personal services".

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review