
REQUEST	Proposed Zoning: NS SPA, neighborhood services, site plan amendment
LOCATION	Approximately 0.55 acres located on the southeast corner of Prosperity Church Road and Arbor Creek Drive.
SUMMARY OF PETITION	The petition proposes a site plan amendment to Parcel 1 within the Eastfield Village mixed-use development to: 1) move existing access on Arbor Creek Drive and add a 40-foot median opening to allow full access; and 2) modify site layout and show a building envelope.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. The office and retail uses are consistent with the <i>Northeast District Plan</i> .
PROPERTY OWNER	Cambridge-Eastfield, LLC
PETITIONER	Cambridge-Eastfield, LLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

- The rezoning site is part of a larger 58-acre parcel that was rezoned in 2002 (rezoning petition 2002-89). The approval allowed the construction of Eastfield Village, a mixed-use development consisting of 145 townhomes, 60 single family residential units, 79,000 square feet of retail and 5,000 square feet of office (84,000 square feet total), a daycare facility, and 10.6 acres of open space.
- A site plan amendment in 2006 (rezoning petition 2006-043) approved an increase in the office and retail component from 84,000 square feet to 105,000 square feet. In addition, the approved 2006 site plan amendment specifies an allowable 6,433 square feet of office or retail on the .55 acre site that is the subject of the current site plan amendment request.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Shift approved driveway onto Arbor Creek Drive and create a 40-foot median opening to allow full access.
- Modification of site layout to show a building envelope.
- Identification of a five-foot planted area along the rear property line to screen parking area.
- Application of conditional notes 2, 4, 6, and 14 from rezoning petition 2006-043. Conditional notes are as follows:
 - Note 2: Permitted uses in the NS district and construction in keeping with the intent of creation of a mixed-use development with emphasis on reduced street front setbacks and balancing vehicular needs and pedestrian access.
 - Note 4: Buffer areas and additional landscape screening and/or berms to screen parking areas.
 - Note 6: Detached lighting in the non-residential portion to be limited to 25 feet in height and limited to 20' within residential portions.
 - Note 14: Screening of mechanical equipment.
- Allow all uses in NS with the exception of a gas station and any restaurant with a drive through service.
- Architectural elevation and building materials to be consistent with design and materials used on adjacent Eastfield Village Shopping Center.
- Dumpsters on site to be screened with either a solid enclosure with gates or incorporated into building architecture.
- Provision that no direct access will be permitted from the site to the adjoining public streets, except for the right in/right out access on Arbor Creek Drive as depicted on site plan.
- Provision that parking spaces may be relocated provided no spaces front on Prosperity Church Road other than handicap spaces. Handicap spaces fronting on Prosperity Church Road will be screened by landscaping.

- **Existing Zoning and Land Use**
The site is currently undeveloped and surrounded by a mix of retail/office, residential, institutional, and undeveloped acreage on properties zoned NS, MX-2, R-3, R-8MF(CD) and Inst(CD).
 - **Rezoning History in Area**
Recent rezonings approved in the area include: Rezoning Petition 2007-011 rezoned approximately 24 acres on the south side of Eastfield Road north of Foggy Meadow Road from R-3 to MX-1 and Inst(CD) to accommodate 85 single family homes and a daycare. Rezoning Petition 2008-081 rezoned approximately 9 acres located on the northeast corner of Ridge Road and Prosperity Church Road from R-3 to NS and UR-2(CD) to allow the construction of 19,320 square feet of retail and up to 43 townhomes.
 - **Public Plans and Policies**
 - The *Northeast District Plan (1996)*, as amended by Rezoning Petition 2006-43 (SPA), recommends office or retail.
 - The proposed office or retail use is consistent with the *Northeast District Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Charlotte Department of Transportation:**
 - **Vehicle Trip Generation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** This site plan amendment will modify the existing driveway to allow full access on Arbor Creek Drive.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** This site plan amendment will 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.
-

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-Environment*.
 - This site meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Note 1 to specify proposed zoning as NS SPA.
 2. Specify the maximum square footage and uses permitted.
 3. Show potential location of dumpster/recycling.
 4. Specify the building materials/architectural standards referenced.
 5. Conditional Note 3 references Notes 2, 4, 6 and 14 from the previously approved site plan. Spell out these notes on the proposed site plan (as opposed to just referencing) and do not refer to the 2006-043 rezoning. In addition, referenced Note 2 being spelled out needs to be amended to indicate that all permitted uses in the NS district will be allowed except a gas station or any restaurant with a drive through service.
 6. Remove Conditional Note 4 that separately references prohibiting a gas station and any restaurant with a drive through service, as this statement will be integrated into another note per Outstanding Issue #5 above.

7. Specify width of existing sidewalks along Prosperity Church Road and Arbor Creek Drive and indicate they are to remain.
 8. Amend Note 1 to specify that the location of the existing approved driveway on Arbor Creek Drive will be shifted and a 40-foot wide median opening will be created on Arbor Creek Drive.
-

Attachments Online at www.rezoning.org

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

Planner: Claire Lyte-Graham (704) 336-3782