

REQUEST	Current Zoning: B-1SCD, shopping center district Proposed Zoning: NS, neighborhood services
LOCATION	Approximately 1.72 acres located on the northeast corner at the intersection of Ballantyne Commons Parkway and Rea Road.
SUMMARY OF PETITION	The petition proposes development of up to 8,000 square feet of any use permitted in the NS district, with the exception that drive through service windows will not be allowed as an accessory to a restaurant.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Colony at Piper Glen LLC, C/O ARGOS Management Sterling Fox Group, LLC Walter Fields
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. 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 Phipps seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Possible tree save areas have been identified on the site. 2. A note has been added that any trees removed to install the retaining wall on the eastern portion of the site will be replaced. 3. A note has been added that the proposed parking on the eastern portion of the site will be screened with trees and shrubs to screen parking from the adjacent multi-family development and public street. 4. A note has been added that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course. 5. The proposed building materials have been labeled on the site plan. 6. A note has been added that the "signage" shown on the site plan is not included in the approval of the rezoning site plan and that all signs will comply with the ordinance standards. 7. Possible locations of storm water detention areas have been show on the site plan. 8. The existing and proposed sidewalks and planting strips along all public streets have been identified on the site plan. 9. A note has been added that no drive thru service windows will be allowed on the subject parcel.
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VOTE	Motion/Second:	Lathrop/Eschert
	Yeas:	Allen, Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps
	Nays:	None
	Absent:	None
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting that all the outstanding issues have been address and the petition is consistent with the <i>South District Plan</i> . There was no further discussion of this petition.	
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

- **Background**
 - The subject site was rezoned under petition 1989-039(C).
 - The subject parcel was part of a larger tract for Piper Glen which included a 1100 acres that allowed for a total of 50,000 square feet of retail, 550,000 square feet of office, and 393 multi-family residential dwelling units.
 - 100 foot landscape buffer along Rea Road.
 - **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Maximum 8,000 square feet of retail and office uses.
 - A 25-foot setback from Rea Road and Piper Station Drive.
 - Four sided architectural elevations.
 - Prohibition of drive thru service windows for any use on the subject parcel.
 - A note allowing existing sidewalks to remain along Rea Road and Piper Station Drive.
 - Possible tree save areas have been identified on the site.
 - A note has been added that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.
 - The proposed building materials have been labeled on the site plan.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends office, retail and residential for the subject parcel.
 - This petition is consistent with the *South District Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.

- **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
 - **Urban Forestry:** No issues.
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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.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326