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<b>REQUEST</b>	Current Zoning: B-1SCD, shopping center district Proposed Zoning: NS, neighborhood services
<b>LOCATION</b>	Approximately 1.72 acres located on the northeast corner at the intersection of Ballantyne Commons Parkway and Rea Road.
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Colony at Piper Glen LLC, C/O ARGOS Management Sterling Fox Group, LLC Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report will be available online when received.

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#### 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 restaurant use.
    - A note allowing existing sidewalks to remain along Rea Road and Piper Station Drive.
  - **Existing Zoning and Land Use**
    - The subject site is currently zoned B-1SCD and is vacant. The surrounding properties are zoned B-1SCD, CC, O-1(CD), and B-D(CD), which are developed with commercial and residential structures.
  - **Rezoning History in Area**
    - Petition 2008-139 rezoned approximately 7.11 acres located to the southeast of the subject site to O-1(CD) and BD(CD). The approved site plan allowed the development of 170,800 square feet of office and warehouse space.
  - **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*.
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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.
    - **Vehicle Trip Generation:**  
Proposed Zoning: 350 trips per day.
    - **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.
  - **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.

#### **OUTSTANDING ISSUES**

The petitioner should:

1. Indicate and label possible tree save areas.
  2. Add a note that the any trees removed to install the retaining wall on the eastern portion of the site will be replaced.
  3. Add a note and show on the site plan that the proposed parking on the eastern portion of the site will be will be screened with trees and shrubs to screen parking from the adjacent multi-family development and public street.
  4. Add a note 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. Add note listing the proposed building materials.
  6. Add a note 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. Show possible location of storm water detention area.
  8. Show and label existing and proposed sidewalks and planting strips along all public streets.
  9. Add a note that no drive thru service windows will be allowed on the subject parcel.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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 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