

|   |   |
|---|---|
| <b>REQUEST</b>  | Current Zoning: MUDD-O, mixed use development district, optional<br>Proposed Zoning: MUDD-O SPA, mixed use development district, optional, site plan amendment    |
| <b>LOCATION</b>   | Approximately 0.86 acres located on the north side of West Mallard Creek Church Road between Claude Freeman Drive and David Taylor Drive.                         |
| <b>SUMMARY OF PETITION</b>                                    | The petition proposes to rezone 0.086 acres to allow the development of 6,000 square foot building for a retail dry cleaner with possible drive through service.  |
| <b>STAFF RECOMMENDATION</b>                                   | Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>University Research Park Area Plan</i> . |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Arbors Holdings, LLC<br>TAG Ventures, LLC<br>Brian Upton / The Isaacs Group   |
| <b>COMMUNITY MEETING</b>                                      | Meeting is required and has been held. Report available online.   |

#### **PLANNING STAFF REVIEW**

- **Background**
  - The subject site was part of a larger 145-acre rezoning approved in 2002 for the Arbors Shopping Center under petition 2002-142, which allowed a total of 300,000 square feet overall for retail and office uses, in addition to 63 townhomes and 428 single family homes.
  - The optional requests allowed for an accessory service window in association with a financial institution, allowed parking between the street and building, and entry and wall signage.
  - An eight-foot planting strip and six-foot sidewalk with brick screening wall were required along Mallard Creek Church Road.
- **Proposed Request Details**

The site plan amendment contains the following changes:

  - A proposed building allowing up to 6,000 square feet maximum.
  - Four-sided elevations with proposed materials indicated.
  - Eight- foot planting strip and six- foot sidewalk along Mallard Creek Church Road and the private drive.
  - Three foot brick screening wall along Mallard Creek Church Road.
  - Original approved notes that were changed per this rezoning will still apply.
  - Optional request:
    - Allow accessory service window with a dry cleaning service.
    - Allow a dry cleaning service up to 6,000 square feet.
- **Existing Zoning and Land Use**

The subject property is zoned MUDD-O and is currently vacant. The surrounding properties are zoned MUDD-O and RE-2 and are developed with various commercial uses.
- **Rezoning History in Area**

Petition 2011-036 rezoned property located on the southern side of the intersection of Senator Royal and Mallard Creek Church Road from RE-1 to RE-3(O). The rezoning approved up to 320 multi-family units, a possible 200- room hotel, and 325,000 square feet for office and retail.

- **Public Plans and Policies**

- The *University Research Park Area Plan* (2010) recommends office and retail for the subject property.
  - This request is consistent with the *University Research Park Area Plan* (2010).
- 

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:**
    - **Vehicle Trip Generation:** The petition will not affect the number of vehicle trips.
    - **Connectivity:** No issues.
  - **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.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** 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. Request an optional provision to increase the maximum square footage from 4,500 as allowed in the ordinance to 6,000 square feet.
    2. Remove signage shown from the elevations.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Solomon Fortune (704) 336-8326