

REQUEST	Current Zoning: O-2, office Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 0.35 acres located on the northwest corner at the intersection of Mockingbird Lane and Park Road. (Council District 6 - Dulin)
SUMMARY OF PETITION	The petition proposes a 9,052 square foot development with uses allowed in the MUDD zoning district. The requested optional provisions pertain to signage, parking and maneuvering between the building and the street, and screening requirements.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	John Michael Brawley and Jean C. Brawley Michael Brawley Michael Brawley
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the <i>South District Plan</i> but to be consistent with the land use recommendation in the draft <i>Park Woodlawn Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Modified the proposed uses listed in the "Development Data Table" to indicate uses allowed within the MUDD zoning district. 2. Indicated the requested optional provision for screening as referenced in Note 7.d. under Note 3 "Optional Provisions". 3. Reduced the maximum building height to 40 feet.
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VOTE	Motion/Second: Lathrop/Labovitz Yeas: Allen, Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee members and indicated all site plan issues had been addressed. It was also noted that the proposal would enhance the pedestrian environment along Park Road.

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

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:

- Renovation and expansion of two existing buildings for up to 9,052 square feet of development with uses allowed in the MUDD zoning district.
 - Dedication and conveyance of additional right-of-way measuring one foot behind the proposed sidewalk.
 - An outdoor plaza to be located between the building and Park Road.
 - Maximum building height of 60 feet.
 - Freestanding lighting will have full cut-off lighting fixtures and shall be limited to 25 feet in height.
 - No “wall-pak” type lighting will be allowed.
 - Optional provisions include:
 - Allow surface parking and maneuvering between the buildings and the two abutting streets in the areas identified on the site plan.
 - Allow the placement of signage (25 square feet each) on both sides of two parapets that are to be rebuilt on Building A as they were originally on the building when it was constructed in 1948.
 - Allow the existing nonconforming 24 square foot pole sign at the corner of Park Road and Mockingbird Lane to remain.
 - Modify the screening requirement for parking adjacent to the public streets to allow the use of a three-foot to three and a half-foot high masonry wall with a minimum three-foot wide planting strip with small evergreen shrubs or the standard five-foot wide planting strip with shrubs.
 - **Public Plans and Policies**
 - The draft *Park Woodlawn Area Plan*, currently underway, has a preliminary land use recommendation for mixed-use (residential/office/retail) on this subject site, with an emphasis on neighborhood scale design and a pedestrian friendly development.
 - The *South District Plan* (1993) recommends multi-family land use for this parcel.
 - The petition is inconsistent with the *South District Plan*; however it is consistent with the draft *Park Woodlawn Area Plan* land use recommendation.
 - **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 comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **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*.
 - Minimizes impacts to the natural environment by reusing existing buildings and redeveloping on an infill lot.

- Increases the City's tree canopy by providing street trees along the public streets in areas that were previously developed.
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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 Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Shad Spencer (704) 353-1132