
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> ; however, it is consistent with the draft <i>Park Woodlawn Area Plan</i> land use recommendation for a mix of uses including residential, office, and retail within the Park Road Mixed Use Activity Center.
PROPERTY OWNER	John Michael Brawley and Jean C. Brawley
PETITIONER	Michael Brawley
AGENT/REPRESENTATIVE	Michael Brawley
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.

- **Existing Zoning and Land Use**

The site is currently occupied with two commercial buildings. The subject site is surrounded by office zoning districts (O-1 and O-2) with the exception of MUDD(CD) zoning on the southeast corner of Park Road and Mockingbird Lane. The adjacent properties are occupied with office uses with the exception of a commercial use south of the site across Mockingbird Lane. The Madison Park single family neighborhood is located west of the subject site further down Mockingbird Lane.

- **Rezoning History in Area**

There have been a number of rezonings to various conditional MUDD zoning districts within a half mile north of this subject site within recent years.

- **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.
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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:**
Current Zoning: 80 trips per day.
Proposed Zoning: 1,030 trips per day.
 - **Connectivity:** 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Modify the proposed uses listed in the "Development Data Table" to indicate uses allowed within the MUDD zoning district.
 2. Indicate the requested optional provision for screening as referenced in Note 7.d. under Note 3 "Optional Provisions".
 3. Reduce the maximum building height to 40 feet.
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Attachments Online at 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 Parks and Recreation Review
- Urban Forestry Review

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