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<b>REQUEST</b>	Current Zoning: R-3 (LLWCA), single family residential, Lower Lake Wylie Critical Area and MX-3 (LLWCA), mixed use, Lower Lake Wylie Critical Area Proposed Zoning: O-1(CD) (LLWCA), office, conditional, Lower Lake Wylie Critical Area
<b>LOCATION</b>	Approximately 2.63 acres located at the southeast corner of the intersection of York Road and Grand Palisades Parkway. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes an office development limited to 25,000 square feet.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Steele Creek Area Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	River Rock Properties, LLC and Carolina Centers, LLC River Rock Properties, LLC Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### PLANNING STAFF REVIEW

- **Background**  
The MX-3 portion of the subject rezoning was part of a larger rezoning approved in 2001 (Petition 2001-016c) for the Palisades development. The 2001 rezoning allocated 10,000 square feet of office uses for the portion included in the subject petition.
- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Maximum 25,000 square feet of O-1 uses.
  - Building and parking envelopes identified on the site plan with buildings located next to York Road and parking located to the side and/or rear.
  - Limit of one use with an accessory drive-through service window.
  - Drive-through service window located to the side or rear of the principal structure.
  - An eight-foot planting strip and six-foot sidewalk provided along York Road.
  - Freestanding lighting will utilize full cut-off light fixtures.
  - Lighting attached to the buildings will be limited to architectural lighting.
  - A 22-foot Class C buffer abutting residential zoning to the east.
- **Existing Zoning and Land Use**  
The subject site is currently vacant. Single family uses surround the property to the north, east, and south. These residential properties are zoned either R-3 or R-5. West of the petitioned site is a religious institution zoned MX-3.
- **Rezoning History in Area**  
There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
  - The *Steele Creek Area Plan* (2012) recommends mixed use (residential, office and/or retail) for this site and also indicates the development be a well-designed pedestrian oriented master plan that meets the community design guidance provided by the adopted plan.
  - The petition is consistent with the *Steele Creek Area Plan*.

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

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.

- **Transportation:**
    - Connect Langston Drive to Grand Palisades Parkway with a private driveway connection. The driveway connection will be restricted to right-in/right-out traffic movements.
    - Provide a minimum five-foot sidewalk parallel to the proposed driveway connection to Grand Palisades Parkway.
    - **Vehicle Trip Generation:**
      - Current Zoning: 110 trips per day.
      - Proposed Zoning: 275 trips per day.
    - **Connectivity:** See above comments.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No comments received.
  - **Charlotte-Mecklenburg Storm Water Services:** Relocate the zoning buffer note under the appropriate heading.
  - **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.
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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. Modify the "Lighting" note on Sheet Z-1.0 to indicate freestanding lighting will be limited to 25 feet in height.
    2. Indicate and label on Sheet Z-2.0 the existing curb lines along Grand Palisades Parkway to where they connect to the curb line delineated along York Road.
    3. Delineate and provide the widths of the existing planting strip and sidewalk along Grand Palisades Parkway up to where the sidewalk connects to the proposed six-foot sidewalk and eight-foot planting strip identified along York Road on Sheet Z-2.0.
    4. Indicate an eight-foot planting strip and six-foot sidewalk along Langston Drive.
    5. Indicate the minimum five-foot wide internal sidewalk network connecting out to Grand Palisades Parkway, York Road, and Langston Drive.
    6. Provide an "Architectural Standards" note on Sheet Z-1.0 that indicates the first floor of the building elevations facing York Road will be designed to encourage and complement pedestrian scale activity by providing windows and/or doors and other architecturally articulated facades that prevent expanses of solid walls that exceed 20 feet in length.
    7. Remove the note under "Architectural Standards" that states that the "development will be governed by the district regulations of the zoning ordinance for the O-1 district."
    8. Relocate the note regarding zoning buffers under "Environmental Features" to under the "Streetscape and Landscaping" heading.
    9. Address CDOT comments.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Shad Spencer (704) 353-1132