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| REQUEST | Current Zoning: B-1SCD, business shopping center district Proposed Zoning: NS, neighborhood services |
| LOCATION | Approximately 1.04 acres located on the south side of Milton Road between Barrington Drive and North Sharon Amity Road. (Council District 1 – Kinsey) |
| SUMMARY OF PETITION | The petition proposes to allow up to 10,000 square feet of retail/business, personal and recreation services, excluding nightclubs, bars and lounges. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Eastside Strategy Plan</i> . |
| PROPERTY OWNER | Emad and Aida Maroun |
| PETITIONER | William L. Allen |
| AGENT/REPRESENTATIVE | Robert L. Brandon, R. L. Brandon Planning & Zoning Consultants |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. |

PLANNING STAFF REVIEW

- **Background**
 - The site was part of a larger 4.88-acre rezoning approved in 1972 under petition 1972-037, which allowed 34,000 square feet of retail uses. The associated site plan showed a strip center with approximately 12 buildings.
 - **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - An 8,320 square foot building.
 - A maximum of 10,000 square feet of retail/business, personal and recreation uses.
 - Nightclubs, bars and lounges are prohibited.
 - Construction of a driveway at rear of site, as reflected on the 1997 site plan, that continues off-site and ties in to Milton Road.
 - A 14-foot Class C buffer abutting residential zoning and land uses to the south.
 - Detached lighting limited to 25 feet in height.
 - Relocation of a bus waiting pad along Milton Road.
 - Provision of a pedestrian refuge island on Milton Road.
 - Building elevations with building materials consisting of brick, architectural concrete block, and/or stucco, and clear vision glass along the street front.
 - An administrative amendment to the previous rezoning that amends the allowable square footage.
 - **Existing Zoning and Land Use**
 - The portion of the subject property being rezoned is vacant. The remainder of the site contains a retail establishment. Properties north of Milton Road are zoned R-4, R-17MF and B-1SCD and developed with single family and multi-family residential dwellings, a civic/social service/fraternal facility, a public utility site, and retail uses. Multi-family, retail, and industrial/warehouse uses exist south of Milton Road in R-17MF, O-1, B-2(CD), B-1SCD, I-1 and I-2 zoning.
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - *Eastside Strategy Plan* (2001) recommends retail land uses.
 - The land use is consistent with the *Eastside Strategy 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:**
Current Zoning: 1,500 trips per day.
Proposed Zoning: 1,500 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Police 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.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **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 City's tree canopy by exceeding the minimum required tree save area.

OUTSTANDING ISSUES

- The petitioner should:
 1. All notes should follow the note standards for conditional rezoning site plans.
 2. Provide consistency between building square footage and maximum allowed square footage; reflect maximum building square footage as 10,000 square feet.
 3. Amend Note 6 to limit maximum height of detached lighting to 25 feet.
 4. Add a note that the 14-foot buffer may not be reduced by a fence or wall.
 5. The first paragraph under 4. Architectural Standards should be removed and replaced with a note that states that any changes to the site plan will be as per Section 6.207.
 6. Remove the notes 5, 7, and 8 and mark "N/A" as they are required by the ordinance.
 7. Remove the "Exterior Finish Schedule" and other Exterior notes from RZ-2 of the site plan or the development will be held to these standards with only minor changes allowed through the administrative approval process.
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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 Police 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: Sonja Sanders (704) 336-8327