
REQUEST	Current Zoning: R-3, single-family residential Proposed Zoning: B-1(CD), neighborhood business, conditional
LOCATION	Approximately 1.54 acres located on the south side of The Plaza near the intersection of East W.T. Harris Boulevard and The Plaza. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes to allow the development of a 9,055-square foot retail building.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. The petition is consistent with the <i>Eastside Strategy Plan</i> .
PROPERTY OWNER	Charles and Gloria Davis, Marvin and Randy Hagler, and Donna McGraw
PETITIONER AGENT/REPRESENTATIVE	Charles C. Davis Jr. Ronnie Walsh
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:

- Proposed 9,055-square foot building for a retail use.
- 30-foot Class B buffer adjacent to the residentially zoned property.
- Eight-foot planting strip and six-foot sidewalk along The Plaza.
- Building elevations for the proposed structure consisting of brick veneer, brick soldier course, metal roof and metal parapet.
- Eight-foot planting strip along the western edge of the site adjacent to the existing shopping center.
- Building height limited to 30 feet.
- Detached site lighting limited to 25 feet in height.
- Drive-thru accessory service windows will not be allowed.
- Remaining R-3 (single family residential) portion located at the rear of the subject site will be recombined with abutting R-3 (single family residential) zoned parcel to the east (identified as tax parcel 1070910).

- **Existing Zoning and Land Use**

The subject property is currently zoned R-3 (single family residential) and developed with a single family structure. The surrounding properties are zoned R-3 (single family residential), B-1(CD) (neighborhood business, conditional) and B-D(CD) (distributive business, conditional) and are developed with residential and commercial structures.

- **Rezoning History in Area**

Petition 2007-010 rezoned 17.1 acres south of the subject site to MX-2 (mixed use) to allow the development of 90 townhomes and 22 single family residential units.

- **Public Plans and Policies**

- The *Eastside Strategy Plan* (2001) recommends single family, multi-family, office, and retail land uses for the subject parcel.
 - The petition is consistent with the *Eastside Strategy Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 210 trips per day.
Proposed Zoning: 500 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** 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. Place conditional notes and site data and development in the required format.
 2. Label the required buffer as a 30-foot Class B Buffer and remove the word landscape.
 3. Add a note that any attached building lighting "will be downwardly directed and will be a full cut-off fixture."
 4. Add a note that expanses of building wall 20 feet or more in length will be broken up by various materials, clear glass, architectural features, and masonry brick.
 5. Add windows and architectural features, such as decorative masonry patterns and grill work, to break up the left side of the proposed structure.
 6. Provide landscaping and screening trees along the front edge of the parking area.
 7. Add clear vision glass windows and an architectural entrance to the front of the building to break up long expanses of blank wall.
 8. Add a note that detached identification signage will be limited to a ground mounted sign.
 9. Adjust the labeled eight-foot street landscape area to read "eight-foot planting strip."
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management 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