

REQUEST	Current Zoning: NS, neighborhood services Proposed Zoning: NS SPA, neighborhood services, site plan amendment
LOCATION	Approximately 1.72 acres located on the east side of Rea Road between Piper Station Drive and Ballantyne Commons Parkway. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes a site plan amendment to a previously approved commercial development to allow a 1,000-square foot increase and the development of a structured parking facility.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Colony at Piper Glen LLC Colony at Piper Glen LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A building material legend for the proposed elevations has been provided on the site plan. 2. Signage has been removed from the site plan. Signage will be allowed per the NS (neighborhood service) standards. 3. Elevations of the building and parking deck have been provided. 4. A note has been added that the parking structure has been limited to two floors. 5. Transportation department comments in regards to the truck turnaround have been addressed through an easement. 6. A note has been added that the lighting for the parking structure will comply with Illuminating Engineering Society of North America (IESNA) standards as requested by the Charlotte-Mecklenburg Police Department.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Allen/Walker</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Labovitz, Sullivan, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Nelson and Ryan</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Allen/Walker	Yeas:	Allen, Dodson, Labovitz, Sullivan, and Walker	Nays:	None	Absent:	Nelson and Ryan	Recused:	None
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Yeas:	Allen, Dodson, Labovitz, Sullivan, and Walker										
Nays:	None										
Absent:	Nelson and Ryan										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee and indicated that all outstanding issues had been addressed. There was no further discussion of this petition.

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**• Background**

- The subject site was rezoned under petition 2012-068 with the following conditions:
 - A maximum of 8,000 square feet of retail and office uses were allowed.
 - Four-sided architectural elevations were provided.
 - Prohibition of drive-through service windows for any use on the subject parcel.
 - Existing sidewalks to remain along Rea Road and Piper Station Drive.
 - Possible tree save areas were identified on the site plan.
 - The site plan included a note stating, “that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course”.
 - Building materials for the proposed structure were included on the site plan.

• Proposed Request Details

The site plan amendment contains the following changes:

- Maximum 9,000 square feet of retail and office uses, which is a 1,000-square foot increase in square footage.
- Proposed structured parking facility limited to two floors.
- Elevations of the proposed building and parking deck.
- A building material legend for the proposed elevations.
- A 25-foot setback from Rea Road and Piper Station Drive.
- Proposed screening trees and shrubs along the eastern edge of the property to screen the loading space from the existing residential units.
- A hardscape plaza area at the corner of Piper Station Drive and the site’s access drive.
- Detached lighting limited to 25 feet in height.

• Public Plans and Policies

- The *South District Plan* (1993) recommends office, retail and residential for the subject parcel.
 - This petition is consistent with the *South District 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.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Police Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **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.
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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.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- 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
- 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