

REQUEST	Current Zoning: RE-3 (research) Proposed Zoning: RE-3 SPA (research, site plan amendment)
LOCATION	Approximately 2.91 acres located on the east side of Interstate 85 along John Adams Road near the intersection of Galloway Road and John Adams Road. (Council District 4 - Phipps)
SUMMARY OF PETITION	The petition proposes to allow the development of a 6,375-square foot banquet hall facility and retain an existing cell tower.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Northeast District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Saha International Corporation Nasir Ahmad James L. Walters
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

PLANNING STAFF REVIEW

- **Background**
 - The subject property was rezoned as part of 16 acres from R-3 (single family residential) to RE-3(CD) (research, conditional) via Petition 1998-021C.
 - Petition 2000-032 took the existing RE-3 (research) into the City limits but did not change any entitlements.
 - The approved site plan allowed up to 160,000 square feet of RE-1 (research) and RE-2 (research) uses and only hotels and restaurants in RE-3 (research) and included the following conditions:
 - A 100-foot undisturbed building setback along John Adams Road.
 - A 35-foot undisturbed rear yard.
 - An accessory service windows for restaurant uses were prohibited.
 - Provided for a five-foot sidewalk and eight-foot planting strip along public street frontages.
- **Proposed Request Details**

The site plan amendment contains the following site changes:

 - A maximum of 6,375 square feet for a 4,875-square foot banquet facility and a 1,500-square foot accessory storage building.
 - A 900-square foot open terrace abutting a garden area.
 - Existing wireless communication tower to remain.
 - Eight-foot planting strip and six-foot sidewalk along John Adams Road.
 - Building elevations and materials consisting of asphalt shingle, aluminum clad fascia, EIFS, and cultured stone wainscot.
 - Double row of tree plantings along John Adams Road.
 - Tree save area totaling 17 percent.
 - Maximum building height limited to two stories and 45 feet.
 - Prohibition of accessory service windows.
 - Detached lighting limited to 20 feet in height.
 - Setback of 24 feet along John Adams Road.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned RE-3 (research) and is developed with a wireless communication tower. The surrounding properties are zoned RE-3 (research), R-8MF (multi-family residential) and are vacant or developed with residential structures.
- **Rezoning History in Area**
 - Petition 2012-074 south of the subject site is seeking to rezone 9.55 acres to B-1(CD) (neighborhood business, conditional) to allow 54,000 square feet for office and retail uses.
- **Public Plans and Policies**

- The *Northeast District Area Plan* (1996) as amended by rezoning petition 2000-32, recommends research uses for the subject parcel.
 - This petition is consistent with the *Northeast 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.
 - **Vehicle Trip Generation:**
Current Zoning: 2,100 trips per day.
Proposed Zoning: 100 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.
 - **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*.
 - Minimizes impacts to the City's tree canopy by exceeding the minimum required tree save required by the Tree Ordinance.

OUTSTANDING ISSUES

- The petitioner should:
 1. Modified the proposed use to Eating, Drinking and Entertainment Establishment, Type 2.
 2. Add a note that vinyl siding will be prohibited as an exterior building material.
 3. Add a note that expanses of blank wall will not exceed 20 continuous feet in length.
 4. Label building elevations to correspond with the proposed building orientation.
 5. Remove note number "5" from the site data table.
 6. Show possible dumpster location and label on the site plan.
 7. Add a note in the development table that the existing cell tower will remain.
 8. Show and label the required yard as undisturbed area.
 9. Show and carry the required eight-foot planting strip and six-foot sidewalk to the property line.
 10. Remove the proposed street cross section detail from the site plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services 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