

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 2.21 acres located on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes the development of a maximum of 65,000 square feet of commercial floor area space for retail, personal services and eating/drinking/entertainment establishments, and structured parking.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Silver Family, LLC Cotswold Partners, LLC Jeff Brown & Keith MacVean/ Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 62
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends retail uses for the subject property. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The proposed site plan commits to details such as elevations and design standards, as well as transportation improvements; and • The proposal is for infill redevelopment, which minimizes the impacts to the natural environment; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Eschert).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Four-sided elevations of the proposed building have been provided. 2. The optional request for increased ground mounted signage has been removed. 3. A note has been modified to clarify that only one principal building will be on the site. 4. Optional request "F" has been removed from the site plan. 5. A detail of the loading dock screen wall along Colwick Road has been provided with the elevations. 6. A detail of the street wall has been provided within the elevations. 7. The request to allow all existing building, parking and uses to remain under this plan has been removed. 8. A note has been added that the ground floor elevations along Randolph road will be treated with a combination of fenestration, clear glass, prominent entrances, changes in material, building step backs and landscaping. 9. A note has been added that the maximum allowed square footage includes the building but not the parking structure. 10. A note has been added that a concrete pad will be provided for a future bus pad.
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VOTE	Motion/Second:	Ryan/Labovitz
	Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan, and Walker

**ZONING COMMITTEE
DISCUSSION**

Nays: None
Absent: None
Recused: None

Staff reviewed the petition and noted that all the outstanding issues have been addressed. Several commissioners had questions about the transportation improvements and school access along Greenwich Road. Staff responded that they met with Charlotte Mecklenburg Schools to work on a long term solution to create separation of school bus traffic and regular vehicular traffic through the possible use of "double stacking." As part of the petition, the petitioner will provide turn lanes at the intersection of Greenwich Road and Randolph Road. Staff also noted that a choker road would be installed along Chiswick Road. Another Commissioner had a question about the private street and why it did not align with the existing driveway for the shopping center across the street. Staff noted that aligning the private street would have been a hardship on the proposed development. The private street is being setup so that in the future when the adjacent shopping center redevelops a signal and fourth leg of the intersection can be completed. There was no further discussion on 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

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum 65,000 square feet of floor area for retail, personal services (as defined on the plan), and eating/drinking/entertainment establishments.
- One principal building with two levels of structured parking and ground floor retail.
- Building height limited to three stories.
- A 15-foot setback along Randolph Road that includes an eight-foot planting strip and 7.5-foot sidewalk.
- A 13-foot setback along Colwick Road that includes a seven-foot planting strip and six-foot sidewalk.
- Roof top mechanical equipment will be screened from public view at grade.
- Ground floor elevations along Randolph Road shall be treated with a combination of fenestration, clear glass, prominent entrances, changes in materials, building step backs, and landscaping.
- A note stating that blank walls cannot be addressed with landscaping elements only.
- Parking will be provided at one space per 300 gross square feet.
- Screen wall along Colwick Road to screen loading docks.
- Future concrete bus pad.
- Detached lighting limited to 20 feet.
- Transportation improvements to include:
 - Proposed private street to connect Randolph Road and Colwick Road that will include a six-foot sidewalk and six-foot planting strip along the private street, with the sidewalk transitioning to a seven-foot width when abutting the curb.
 - Pedestrian refuge to be constructed in the middle of Randolph Road.
 - Medians along Randolph Road and the proposed private street.
 - Possible Choker Road along Chiswick Road.
 - Westbound right-turn lane on Greenwich Road at Randolph Road, with 125 feet of storage.
 - Extension of the existing southbound left-turn lane storage on Randolph Road at Greenwich Road from 190 feet to 250 feet.
 - Modification of the existing curb radius at the intersection of Greenwich Road and Colwick Road.
- Optional provisions include:
 - Vehicular maneuvering, loading docks, and a service area between the proposed building and Colwick Road.
 - Wall signs up to 200 square feet per wall or 10 percent of the wall area to which they are attached, whichever is less.

- A screen wall along Colwick Road that does not meet the MUDD (mixed use development) street wall requirements. The proposed wall will use changes in pattern, building materials, decorative grills, display windows, and landscaping to create an interesting pedestrian experience.
 - Reduction in the setback along Colwick Road to 13 feet.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends retail 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 comments received.
 - **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-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