

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i> .
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

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.
- Maximum of two principal buildings 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 that blank walls cannot be addressed with landscaping elements only.
- Parking will be provided at 1 space per 300 gross square feet.
- Screen wall along Colwick Road to screen loading docks.
- Detached lighting limited to 20 feet.
- Transportation improvements include:
 - Proposed private street to connect Randolph and Colwick Road that will include a six-foot sidewalk and six-foot planting strip along the private street will transition to a seven-foot sidewalk abutting the curb.
 - Pedestrian refuge in the middle of Randolph Road.
 - Medians along Randolph Road and the proposed private street.
 - 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 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.
 - A detached sign along Randolph Road, up to five feet in height and 40 square feet in area.
 - 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. 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.
 - Allow the existing building, parking and uses to remain under this plan.
 - **Existing Zoning and Land Use**
 - The subject property is currently developed with an office building. The surrounding properties are zoned O-2 (office), B-1 (neighborhood business), CC (commercial center) and developed with residential, office and commercial uses.
 - **Rezoning History in Area**
 - Petition 2009-054 rezoned property located near the intersection of North Sharon Amity Road and Colwick Road from O-2 (office) to MUDD-O (mixed use development, optional) to allow the existing building to be reused for retail, restaurant, and office uses.
 - **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:** Should provide a concrete bus pad near the location of the proposed pedestrian refuge.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** The petitioner has addressed previous comments. However, CDOT is working with the petitioner and area residents on possible additional improvements that might become part of the conditional site plan.
 - **Vehicle Trip Generation:**
 - Current Zoning: 4,090 trips per day.
 - Proposed Zoning: 4,540 trips per day.
 - **Connectivity:** 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.
 - **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*.
 - Minimizes impacts to the natural environment by building on an infill lot that scores high on GDP for accessibility and connectivity.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide four-sided elevations of the proposed building.
 2. Remove the optional request for increased ground mounted signage.
 3. Show and label where the two principal buildings may be placed.
 4. Remove optional request "F".
 5. Provide a detail of the loading dock screen wall along Colwick Road.
 6. Provide a detail of the street wall.

7. Remove the request to allow all existing building, parking and uses to remain under this plan.
 8. Add a note that windows and doors shall be provided for at least 70% of the total facade area along Randolph Road. The maximum contiguous area without windows or doors on the ground floor shall not exceed 10 feet in height or 20 feet in length.
 9. Confirm whether the maximum allowed square footage includes the parking structure.
 10. Address CATS's comment.
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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
- 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

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