

<b>REQUEST</b>	Current Zoning: NS (neighborhood services) Proposed Zoning: NS SPA (neighborhood services, site plan amendment)										
<b>LOCATION</b>	Approximately 5.69 acres located on the southwest corner at the intersection of Rea Road and Williams Pond Lane. (Council District 7 - Driggs)										
<b>SUMMARY OF PETITION</b>	The petition proposes to allow an increase of 2,080 square feet of outdoor dining area.										
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Village at Robinson Farm, LLC Village at Robinson Farm, LLC Jason Hood										
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9										
<b>STATEMENT OF CONSISTENCY</b>	<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"> <li>• The <i>South District Plan</i> recommends retail uses for the subject property.</li> </ul> <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"> <li>• The proposed request does not increase the building area on the site; and</li> <li>• The additional outdoor dining area will be located on the roof of an existing building;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Nelson).</p>										
<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition.										
<b>VOTE</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Motion/Second:</td> <td>Lathrop/Ryan</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Lathrop, Nelson, Ryan, and Sullivan</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Labovitz</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lathrop/Ryan	Yeas:	Dodson, Eschert, Lathrop, Nelson, Ryan, and Sullivan	Nays:	None	Absent:	Labovitz	Recused:	None
Motion/Second:	Lathrop/Ryan										
Yeas:	Dodson, Eschert, Lathrop, Nelson, Ryan, and Sullivan										
Nays:	None										
Absent:	Labovitz										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item and stated that there were no outstanding issues with this petition. There was no further discussion of this petition.										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**  
**(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))**

**PLANNING STAFF REVIEW****• Background**

- Petition 2006-081 approved up to 44,000 square feet of office, retail, and restaurant uses for the subject site with the following provisions:
  - Four commercial structures totaling 43,000 square feet have been constructed.
  - Outdoor dining area limited to 2,720 square feet.
  - 12,550-square foot plaza area.
  - Retention of the existing barn and farmhouse.
  - Pedestrian connections to adjacent residential properties.
  - Transportation improvements along Rea Road and Williams Pond Lane.

**• Proposed Request Details**

The site plan amendment contains the following changes:

- Adds 2,080 square feet of outdoor dining area for an overall total outdoor dining area of 4,800 square feet.
- Allows rooftop dining area to be included in the 2,080 square feet.
- Adds language stating that all conditions from the 2006-081 rezoning plan will be met, and that the only requested change is to allow the additional square footage for the outdoor dining area.

**• Public Plans and Policies**

- The *South District Plan* (1993), as amended by petition 2006-081, 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:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** 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.
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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.

**Attachments Online at [www.rezoning.org](http://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 Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Solomon Fortune (704) 336-8326