
REQUEST	Current Zoning: NS (neighborhood services) Proposed Zoning: NS SPA (neighborhood services, site plan amendment)
LOCATION	Approximately 5.69 acres located on the southwest corner at the intersection of Rea Road and Williams Pond Lane. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes to allow an increase of 2,080 square feet of outdoor dining area.
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	Village at Robinson Farm, LLC Village at Robinson Farm, LLC Jason Hood
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9

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:

- Add 2,080 square feet of outdoor dining area for an overall total outdoor dining area of 4,800 square feet.
- Allow rooftop dining area to be included in the 2,080 square feet.
- Added 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.

- **Existing Zoning and Land Use**

- The subject property is zoned NS (neighborhood services) and developed with several commercial structures. The surrounding properties are zoned R-3 (single family residential), R-5(CD) (single family residential, conditional), R-12MF (CD) (multi-family residential, conditional), INST (institutional), O-1(CD) (office, conditional), B-1(CD) (neighborhood business, conditional) and NS (neighborhood services) and developed with residential and commercial structures.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **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.
 - **Vehicle Trip Generation:**
Current Zoning: 3,500 trips per day.
Proposed Zoning: 3,800 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.
 - **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.

OUTSTANDING ISSUES

- No issues.
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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 Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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