

REQUEST	Current Zoning: B-1(CD) (neighborhood business, conditional) Proposed Zoning: NS (neighborhood services)
LOCATION	Approximately 10.24 acres located on the northwest corner at the intersection of Bevington Place and Carswell Lane. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes to redevelop an existing shopping center by retaining 18,000 square feet of retail uses and allowing a new 89,000-square foot office building.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The retail component of the petition is consistent with the <i>South District Plan</i> , which reflects the existing retail use. The office component is inconsistent with the adopted plan. However, the proposed uses are allowed and appropriate in a commercial environment, and will be less traffic intensive than the current development.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Touchstone Village, LLC Touchstone Village, LLC Walter Fields, Walter Fields Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 15

PLANNING STAFF REVIEW

- **Background**
 - The subject property was rezoned as part of a larger 12.8-acre rezoning via Petition 1990-13, which allowed 64,140 square feet of retail uses and a 3,000-square foot community building. The community building, which is now a day care, is not included in the subject rezoning.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - A maximum 89,000-square foot, three-story office building.
 - Retaining 18,000 square feet of the existing retail building for retail uses.
 - Enhanced internal pedestrian network and new sidewalk from new building to Baybrook Lane.
 - Installation of painted crosswalks at all adjoining public intersections and at all driveway connections from the site to public streets to enhance pedestrian safety in the community.
 - Option to add on-street parking on the north side of the existing private driveway between Bevington Place and Carswell Lane. At such time as parking is added along the driveway, the petitioner shall install a sidewalk on the north side of the private driveway from Carswell Lane to Baybrook Lane.
 - Converting driveway that intersects with Carswell Lane to a full movement driveway, with no left-turn restrictions.
 - Construction traffic and employees of the building will be required to arrive from and depart directly to NC 51.
 - Use of articulated facades to avoid large expanses of building wall exceeding 20 feet in length.
 - Building elevations.
 - Allowance for existing buffer on the north side of the property abutting the elementary school to be reduced to accommodate additional parking and a sidewalk that may be installed on the north side of the private drive.
 - Retention of existing buffers along the site's frontage on Baybrook Lane, Bevington Plan, and Carswell Lane.
 - Replacement trees provided along Bevington Lane to replace existing trees that are dead.
 - Establishment of a maintenance program for buffer areas that will be repeated at least once annually.
 - Detached lighting will utilize full cut-off luminaries and be limited to 25 feet in height, and will use designs and fixtures that minimize light from any freestanding lighting installed in the new

parking area from leaving the site.

- **Existing Zoning and Land Use**
 - The subject property is currently developed with 51,314 square feet of retail uses in a strip shopping center. Adjacent properties are zoned R-15(CD) (single family residential, conditional), R-20MF (multi-family residential), R-9(CD) (single family residential, conditional), and R-3 (single family residential) and developed with an elementary school, single family housing and multi-family residential dwellings.
 - **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) recognizes the existing retail use.
 - The retail component is consistent with the *South District Plan* but the office component is inconsistent 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:**
 1. Amend Note C to state "Conversion of existing Carswell Lane driveway to a full-movement access point will be subject to review and approval by CDOT during the construction permitting phase."
 2. Establish a pedestrian connection within the parking lot between the proposed sidewalk on the north side of the proposed three-story office building and the existing sidewalk on the north side of the child care facility.
 - **Vehicle Trip Generation:**
 - Current Zoning: 5,400 trips per day.
 - Proposed Zoning: 3,300 trips per day.
 - **Connectivity:** See comments above.
 - **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:** Comments about wells and monitoring wells have been passed on to the petitioner.
 - **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 reusing an existing building and redeveloping on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Note G under Transportation to specify which building is referenced.
 2. Indicate if there is a parking/cross access agreement with the existing day care. Indicate the required parking for the day care and its location.
 3. Amend wording of Notes F and G under Transportation, as the site does not have frontage on or

direct access to Highway 51.

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
- Urban Forestry Review

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