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<b>REQUEST</b>	Current Zoning: O-2 (office) Proposed Zoning: MUDD(CD) (mixed use development, conditional)
<b>LOCATION</b>	Approximately 0.37 acres located on the southwest corner at the intersection of Montford Drive and Park Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow 4,700 square feet of retail uses.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Park Woodlawn Area Plan</i> . The petition also implements the non-residential community design guidelines recommended in the plan.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Rudolph Investments LLC Lat Purser & Associates Lat H. Purser
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

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## **PLANNING STAFF REVIEW**

### **• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a 4,700-square foot retail building located at the corner of Park Road and Montford Drive with no parking and/or maneuvering between the building and the streets.
- Limits detached lighting to 25 feet in height.
- Provides access to the site via one existing driveway on Montford Drive and one cross access easement driveway to the office parcel to the south.
- Provides a minimum five-foot wide landscaped screen with a six-foot high wood fence along the western property line, adjacent to the single family home.
- Provides a 21-foot setback along Park Road that includes a 13-foot wide planting strip with five feet for a future bike lane and eight-foot wide sidewalk.
- Specifies that doors along Park Road will be recessed.
- Provides a 16-foot setback along Montford Drive including an eight-foot wide planting strip and an eight-foot wide sidewalk.
- Provides renderings specifying proposed building materials, clear glass windows and operable entries.

### **• Existing Zoning and Land Use**

- The site is currently used for a hair salon. The properties to the north, east and south are zoned O-1 and O-2 (office) and B-1 (neighborhood business) and developed with a mixture of office, medical office and financial institution uses. The property to the west is zoned R-4 (single family residential) with single family use.

### **• Rezoning History in Area**

- A number of rezonings have taken place in the area to accommodate mixed use developments and redevelopment for multi-family use.

### **• Public Plans and Policies**

- The *Park Woodlawn Area Plan* (2013) recommends a mix of residential/office and/or retail land uses for the area in which the site is located.
- The plan recommends that sites adjacent to the single family neighborhood and those that front on Park Road should adhere to the "Non-residential Community Design" guidelines. The guidelines state that shallow depth lot redevelopment along Park Road should relate to the single family neighborhoods behind, buildings should orient to Park Road with parking and circulation behind buildings, and scale and height should transition with respect to the single family neighborhood. The petition proposes to orient the building to Park Road with parking and circulation behind, limits the size of the building to 4,700 square feet and a maximum of 40 feet in height.

- The petition is consistent with the *Park Woodlawn Area 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:**
    - **Vehicle Trip Generation:**  
Current Zoning: 150 trips per day.  
Proposed Zoning: 930 trips per day.
  - **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.
  - **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 redeveloping an infill lot.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Provide pedestrian ramps on the east and west side of the driveway along Montford Drive. Design should be coordinated with CDOT during the construction review process.
    2. Amend the proposed zoning under the development summary to specify MUDD (CD) rather than MUDD.
    3. Remove the "retail" label from the building and replace with "proposed building."
    4. Amend the Development Summary (Proposed Uses and Development Totals) or Note 3. so the proposed/allowed uses match.
    5. Confirm that all parking spaces in the middle of the site are within 40 feet of a tree by showing tree islands or trees near the spaces.
    6. Label the landscape along the western property line.
    7. Amend Note 4 to reduce the height of freestanding lighting to 20 feet. Replace the word "direct" with "new" from the second sentence and delete the last sentence that reads "Furthermore, no 'wall pak' lighting will be utilized; except that architectural lighting on the exterior of the buildings will be permitted."
    8. Expand Note 7 to indicate if the existing hedge will remain and if supplemental plantings will be provided.
    9. Relocate the area proposed for roll-out waste bins onto the site.
    10. Provide screening for the area set aside for roll-out waste bins.
    11. Amend renderings to reflect the provision of recessed doors along Park Road per Section 9.8506 (2) (h) of the Zoning Ordinance.
    12. Eliminate the signage from the building elevations/renderings.
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**Attachments Online at [www.rezoning.org](http://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

**Planner:** John Kinley (704) 336-8311