

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: NS (neighborhood services)
LOCATION	Approximately 1.14 acres located on the north side of East Woodlawn Road between Park Road and Brandywine Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes a maximum of 14,000 square feet of commercial uses allowed in NS (neighborhood services) district, with one accessory drive-through service window.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	PRSC Holdings (Edens), LLC PRSC Holdings (Edens), LLC Jeff Brown and Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Park Woodlawn Area Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends office and retail uses for the subject property. <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"> • The property is located within an existing shopping center; and • The site plan provides limitations on uses, building materials and the location of drive-through windows; and • The site plan commits to the construction of a pedestrian refuge island in East Woodlawn Road; and • The site contributes to the urban environment by having the buildings front the public street; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Eschert).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. A note has been added limiting the site to one accessory drive-through window. 2. The width of the proposed planting strip along the internal drive has been labeled. 3. Elevations for the proposed structure identified as Space 525 has been provided. 4. The proposed outdoor dining area along Woodlawn Road has been amended and clarified and is no longer in conflict with the proposed sidewalk. 5. The proposed street cross section has been added to the plan for Woodlawn Road.
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VOTE	Motion/Second: Ryan/Sullivan Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan Nays: None Absent: Walker Recused: None
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ZONING COMMITTEE DISCUSSION

Staff presented this item and stated that all the outstanding issues had been addressed. Staff reviewed the modifications to the site plan since the public hearing. One commissioner had a question about traffic generated by this proposal and the effect on the existing traffic network. Transportation staff responded that while staff is concerned about traffic impacts, this individual development would have minimal impact on congestion in the area. There was no further discussion of the petition.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 14,000 square feet of commercial uses, with one accessory drive-through service window.
 - Maximum of three principal structures.
 - Access to the site is provided along East Woodlawn Road and from internal connections to the existing shopping center.
 - Elevations of the proposed structure identified as Space 515, 520, and 525 as viewed from East Woodlawn Road.
 - Proposed eight-foot planting strip and eight-foot sidewalk along East Woodlawn Road.
 - Proposed pedestrian refuge for East Woodlawn Road.
 - Large expanses of wall exceeding 20 feet in length will be avoided through articulation, architectural features and building materials.
 - Service side of buildings will not be allowed to front East Woodlawn Road.
 - Building materials will be a combination of brick, stone, precast stone, precast concrete, synthetic stone, stucco, cementitious siding, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material will not be allowed except on windows, handrails/railings and soffits.
 - Proposed accessory drive-through window will not be allowed to face the public right-of-way.
 - Detached lighting will be limited to 30 feet in height.
 - Prohibition of automobile service stations with or without convenience stores, and eating/drinking/ entertainment establishments with accessory service windows.
- **Public Plans and Policies**
 - The *Park Woodlawn Area Plan* (2013) recommends office and retail for the subject parcel.
 - This petition is consistent with the *Park Woodlawn Area Plan*.

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.
 - **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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at 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
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326