

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Park Woodlawn Area Plan</i> .
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

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 and 520 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 and entertainment establishments with accessory service windows.

• **Existing Zoning and Land Use**

- The subject property is part of the existing Park Road Shopping Center and is currently developed with a vacant commercial building. Properties on both sides of East Woodlawn Road are zoned B-1 (neighborhood business) and developed with various commercial/retail uses. Properties on the west side of Park Road are zoned O-2 (office), B-1(CD) (neighborhood business, conditional), MUDD-O (mixed use development- optional) and MUDD(CD) (mixed use development, conditional) and developed with office uses and a gas station/convenience store.

• **Rezoning History in Area**

- Petition 2012-56 rezoned 1.13 acres located on the southwest corner at the intersection of Park Road and Drexel Place to MUDD-O (mixed use development- optional) to allow 4,200 square feet of nonresidential uses that include retail, general and medical office and business service uses and up to 42 residential dwelling units.

- **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*.
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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:** Petitioner should modify the proposed street-cross section as identified in the adopted area plan.
 - **Vehicle Trip Generation:**
Current Zoning: 2,800 trips per day.
Proposed Zoning: 1,900 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.
 - **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 building on infill lot that scores high on GDP for accessibility and connectivity.

OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note limiting the site to one accessory drive through window.
 2. Label the width of the proposed planting strip along the internal drive.
 3. Provide elevations for the proposed structure identified as Space 525.
 4. Amend and clarify the proposed outdoor dining area along Woodlawn Road. It appears to conflict with the proposed sidewalk.
 5. Address Transportations comments.
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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
- 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