

<b>REQUEST</b>	Current Zoning: MUDD-O (mixed use development, optional) Proposed Zoning: B-1(CD) (neighborhood business, conditional)
<b>LOCATION</b>	Approximately 5.89 acres located on the west side of Archdale Drive, also abutting Interstate 77, near the intersection of Archdale Drive and High Meadow Lane. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of a vacant parcel for a 19,700-square foot indoor/outdoor pet services facility and 12,100 square feet of uses permitted in the B-1 (neighborhood business) district, with the exception of some B-1 uses including automobile sales, convenience stores with fuel sales, accessory drive-through windows for entertainment/eating/drinking establishments.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	People's Bank The Myers Y. Cooper Company Mark Fee
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of the outstanding issues related to:</p> <ul style="list-style-type: none"> <li>• screening along I-77,</li> <li>• the aesthetic quality of the centrally located water quality pond, and</li> <li>• a needed administrative approval for a previous rezoning that included the subject property.</li> </ul> <p><u>Plan Consistency</u> The petition is consistent with the <i>Southwest District Plan</i>, which recommends a range of multi-family, office and retail uses in a walkable and cohesive development for the area east of I-77 and located on both sides of Archdale Drive.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject property was included in a 2006 multi-use rezoning for 23.3 acres on both sides of Archdale Drive, east of I-77.</li> <li>• The 2006 rezoning to MUDD-O (mixed use development, optional) allowed development of a multi-use use project that would include multi-family residential units, and office, retail and hotel uses in a pedestrian-friendly form. However, the project allowed by the approved rezoning to date hasn't been developed.</li> <li>• The new rezoning proposes new uses for a portion of the area rezoned in 2006 and has been designed to complement the remaining portion of the original rezoning. Specifically: <ul style="list-style-type: none"> <li>• The commercial portion of the site along Archdale Drive, for which a range of retail and office uses will be allowed, will be designed to support a walkable environment, with the building(s) easily accessible from and oriented to the public sidewalk. This pedestrian friendly design will complement the multi-use walkable development proposed across Archdale Drive.</li> <li>• The proposed indoor/outdoor pet services facility is adjacent to the interstate and away from future residential development across Archdale Drive, to ensure that it does not negatively impact the original development concept for the area across Archdale Drive.</li> </ul> </li> </ul>
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## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Division of 5.89 acres into two lots: Lot A, located along the I-77 frontage; and Lot B, located along the Archdale Drive frontage.
- Access from a single existing access point off Archdale Drive.
- All buildings will use stone or other masonry at a minimum of three-foot height.
- All buildings will provide prominent pedestrian entrances which are oriented to the public street and recessed into the face of the building.
- Lot A
  - Uses are limited to a 19,700-square foot pet services business with indoor/outdoor use.
  - Building elevations indicating proposed building materials which include split-face concrete masonry units, vertical metal siding, metal roofing, stone veneer, and vinyl shutters.
- Lot B
  - All building(s) will be designed to encourage pedestrian scale activity by providing combinations of windows, doors, art, landscaping, and architectural details. Windows visible from the public street will be transparent and blank walls will not exceed 20 feet in length.
  - Parking will not be allowed between any buildings on Lot B and Archdale Drive.
  - All uses permitted in the B-1 (neighborhood district) are allowed except:
    - automobile/motorcycle sales,
    - convenience stores with gasoline sales,
    - animal crematoriums,
    - civic/social service/fraternal facilities,
    - dwellings,
    - equipment rental/leasing within an enclosed building,
    - fences/fence material sales, and
    - accessory drive-through facilities associated with an eating/drinking/entertainment establishment.

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

- The subject property, which is located in the northeast quadrant of the I-77 and Archdale Drive intersection, is zoned MUDD-O (mixed use development, optional) and is vacant.
- The property was part of a larger rezoning approved in 2006 (petition 2006-131) which changed the zoning for 23.3 acres of property along both sides of Archdale Drive, east of I-77, from B-1 (neighborhood business), O-1 and O-2 (office) to MUDD-O (mixed use development, optional) to allow development of a multi-use project that included three options with up to 428 multi-family residential units, 91,000 square feet of office, 47,000 square feet of retail, a 5,000-square foot recreational amenity facility and 240 hotel uses.
- The proposed multi-use project has not been developed to date. The previously developed office buildings included in the rezoning are currently occupied with an office use and a religious institution. The remainder of the property is vacant.
- Property to the north of the site is zoned O-2 (office) and developed with a hotel.
- Property at the corner of intersection of the entrance ramp and Archdale Drive is zoned B-1 (neighborhood business) and is developed with an eating/drinking/entertainment establishment.
- See "Rezoning Map" for existing zoning in the area.

### • **Rezoning History in Area**

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

### • **Public Plans and Policies**

- The *Southwest District Plan* (1991), as amended by rezoning petition 2006-131, recommends multi-family, office, retail uses in a pedestrian-friendly form for the area in which the site is located.

## TRANSPORTATION CONSIDERATIONS

- This site is located along a minor thoroughfare, with adequate capacity to accommodate the expected traffic. The primary considerations for this site are safe access and improving the sidewalk system along Archdale Drive. This site plan provides for safe access and builds a continuous sidewalk along the site frontage.
  - **Vehicle Trip Generation:**
    - Current Zoning: 4,100 trips per day (two hotels with 240 rooms total and 17,000 square feet of retail)
    - Proposed Zoning: 2,450 trips per day (21,153 square feet of non-residential uses)

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** 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:** See Requested Technical Revisions, item 1.
  - **Engineering and Property Management:** See Requested Technical Revisions, item 1.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**OUTSTANDING ISSUES**Site Design:

1. Provide landscape screening along the western property line/I-77 frontage.
2. Provide a note that water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other similar features.

Administrative:

1. File an administrative amendment to petition 2006-131 to eliminate the existing entitlements for the subject property from that rezoning. The administrative amendment needs to be submitted prior to the scheduled decision for the petition.

**REQUESTED TECHNICAL REVISIONS**

1. Provide the following note under the Environmental Features heading: "The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - 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

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