

REQUEST	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
LOCATION	Approximately 2.25 acres located on west side of Randolph Road between Woodlark Lane and South Sharon Amity Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes a site plan amendment to increase the allowable building square footage by 4,500 square feet, modify a small portion of the parking area, and add a "home shopping lane" for grocery pick-up for the existing Harris Teeter at the Cotswold shopping center.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	DDR Cotswold LLC Harris Teeter Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 11

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of the requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South District Plan</i> recommendation for retail.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The petition is located within the Cotswold Major Activity Center as defined in the <i>Centers Corridors and Wedges Growth Framework</i>. • Major Activity Centers are designed to include a mix of retail, office, multi-family residential and institutional uses. • The proposal allows a minor expansion of an existing grocery store, with the expansion located between the existing store and Randolph Road. • This proposal does not add any significant new traffic or otherwise impact any transportation issues.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan amendment contains the following changes:
 - Allows a 4,500-square foot expansion to the existing Harris Teeter building at Cotswold Villages Shops.
 - Reconfigures the parking area between the building and Randolph Road by adding a wider sidewalk against the building and restriping a limited number of parking spaces.
 - Adds a "home shopping lane" within the parking lot in front of the building.
- **Existing Zoning and Land Use**
 - The subject site is part of the Cotswold Village Shops, a retail center, which is zoned CC (commercial center).
 - Surrounding properties located in the Cotswold Major Activity Center are zoned conventional and conditional B-1 (neighborhood business), CC (commercial center), MUDD-O (mixed use development, optional), O-1 and O-2 (office), R-17MF (multi-family residential), and R-8MF(CD) (multi-family residential, conditional) and are developed with a mix of retail, office and residential uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2014-118 rezoned property located on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road from B-1 (neighborhood business) to MUDD-O (mixed use development, optional) to allow for the development of a 65,000-square foot building for retail, personal services, eating/drinking/entertainment establishments, and

structured parking.

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends retail use for the property.
- The petition supports the *General Development Policies-Environment* by accommodating a minor expansion within an existing shopping center, thereby minimizing further environmental impacts while accommodating growth.

TRANSPORTATION CONSIDERATIONS

- This site is located within a mixed-use activity center and accessed primarily from Randolph Road. This section of Randolph Road has challenges associated with the numerous full-movement driveways and congestion at certain times of day. However, this proposal does not add any significant new traffic or otherwise impact any transportation issues.
- **Vehicle Trip Generation:** Given that this proposal is a minor expansion of an existing large retail center, there is essentially no change in vehicle trip generation.

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 issues.
 - **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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REQUESTED TECHNICAL REVISIONS

1. Update square footage number under development summary to show that the existing square footage for the larger center is 274,291, as shown on the administratively approved site plan from 2012.
 2. Update square footage number under development summary to show 278,791 square feet as the proposed total for the center, when including the 4,500-square foot expansion.
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Attachments Online at 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 Fire Department 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

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