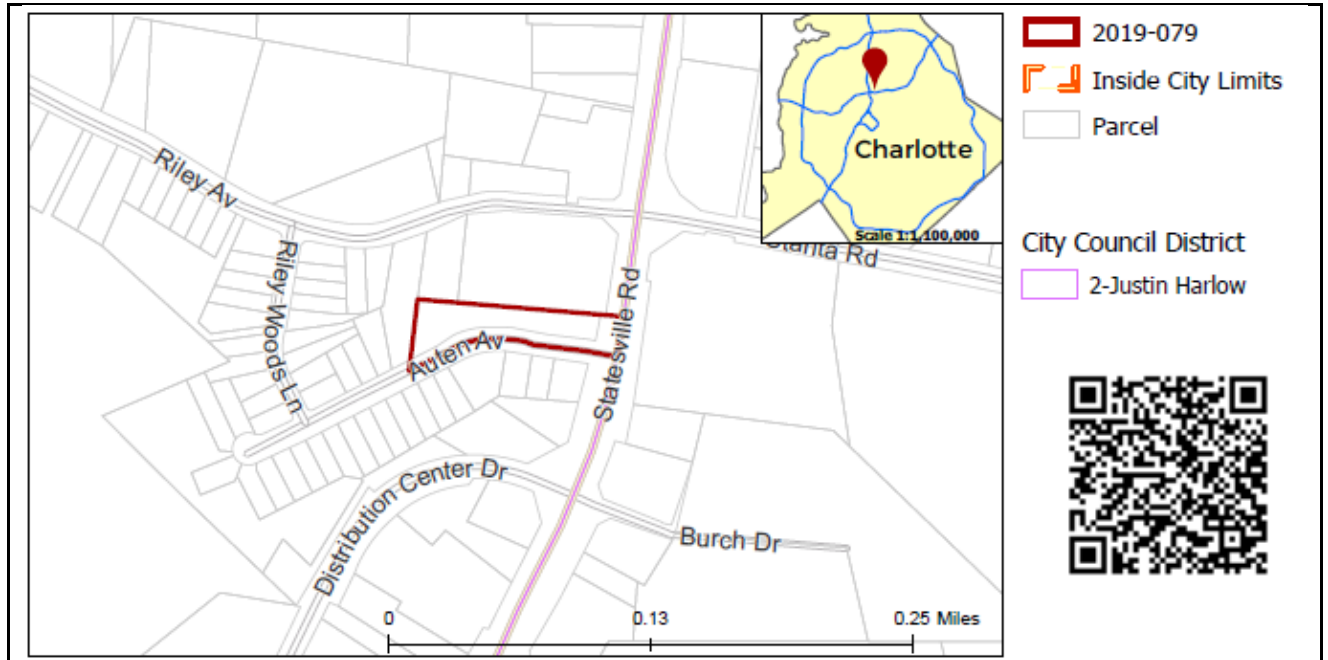


REQUEST

Current Zoning: R-4 (single-family residential) and B-2 (general business)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 1.25 acres located on the west side Statesville Road, south of Riley Avenue, north of Distribution Center Drive.



SUMMARY OF PETITION

The petition proposes to allow an Eating, Drinking, and Entertainment Establishment (EDEE) up to 4,000 square feet.

PROPERTY OWNER

Sankofa Development, LLC

PETITIONER

Sankofa Development, LLC

AGENT/REPRESENTATIVE

Fred Atiemo

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan (1996)* recommendation for industrial uses.

Rationale for Recommendation

- While the petition is inconsistent with the industrial recommendation in the plan, the NS district being requested provides appropriate uses adjacent to the single family and commercial uses in the area.
- The petition limits use to a restaurant and entertainment use under 4,000 square feet.
- The proposed use is allowed within the site's existing B-2 zoning on the eastern portion of the site.

- The petition commits to enhancing the pedestrian environment through multiple site design elements including a sidewalk connection to the existing adjacent neighborhood, and sidewalk improvements along Statesville Avenue.
- The area between Riley Avenue and Auten Avenue has not developed according to the industrial land use recommendation. Due to the abutting single-family development and zoning, it is unlikely that this site is feasible to develop with industrial uses.
- The intent of the Neighborhood Service District is to provide for uses that directly serve the neighborhood in which they are located.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from industrial use to retail use for the site.

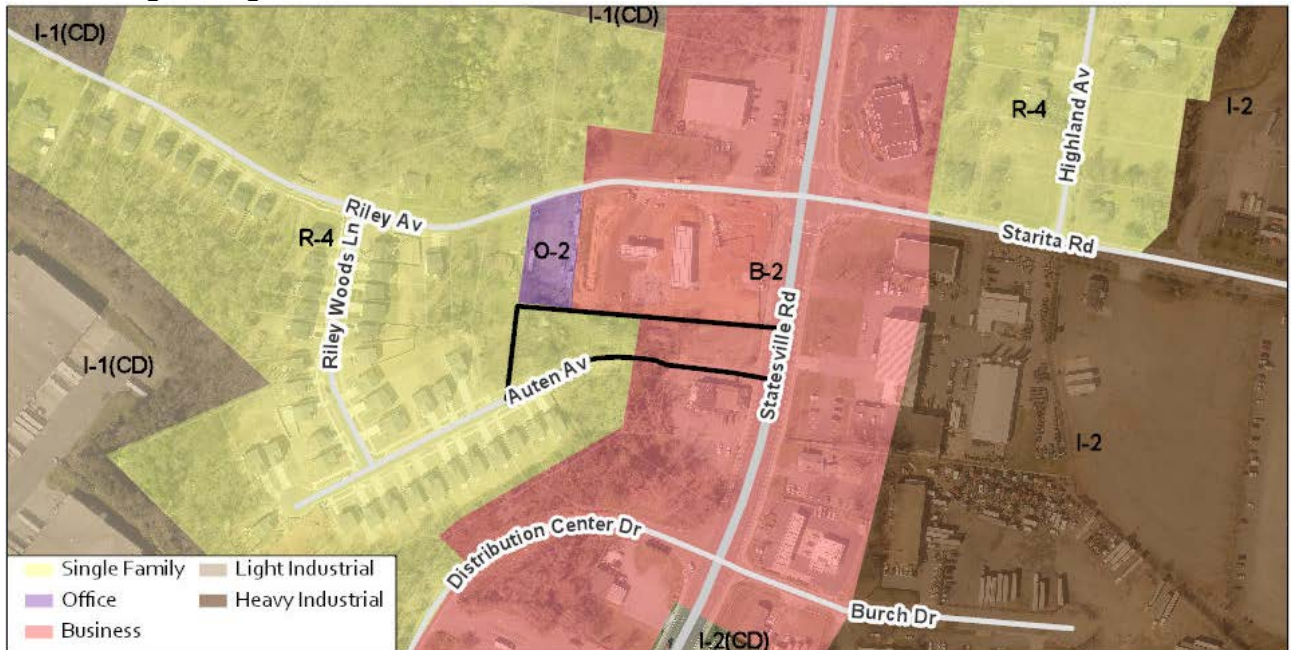
PLANNING STAFF REVIEW

• **Proposed Request Details**

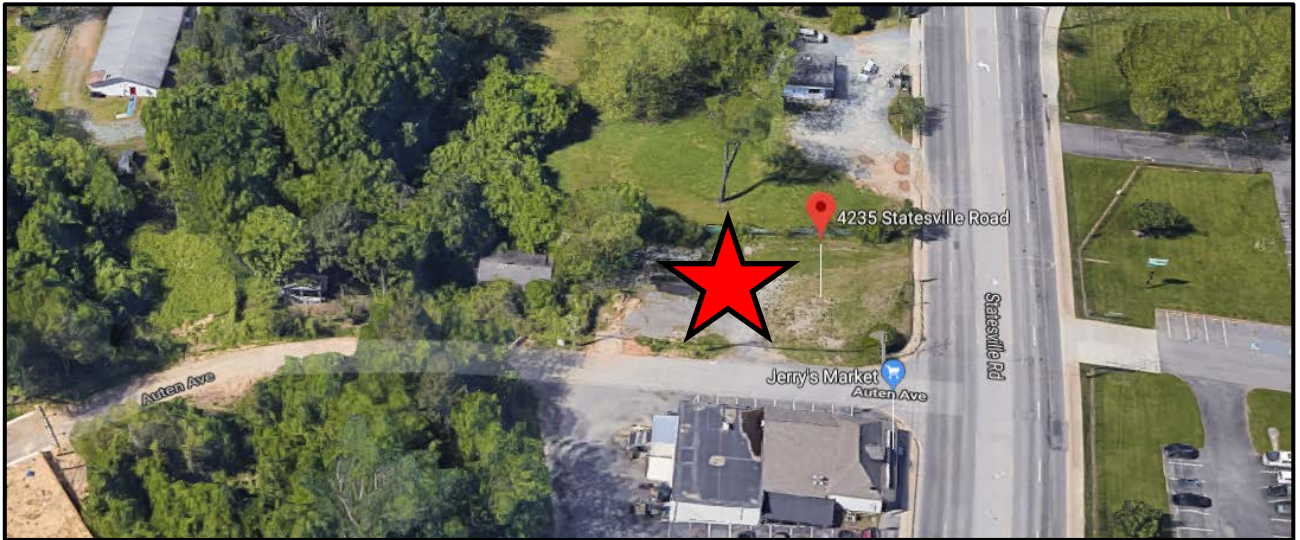
The site plan accompanying this petition contains the following provisions:

- Up to 4,000 square foot Eating, Drinking, and Entertainment Establishment.
- Provides a sidewalk connection to existing sidewalk in adjacent neighborhood.
- Provides an 8-foot planting strip and 5-foot sidewalk along Auten Avenue.
- Provides architectural standards related to: building placement, materials, articulated architectural features, screening of mechanical equipment, and lighting.
- Commits to a buffer to the adjacent residential.

• **Existing Zoning and Land Use**



Surrounding land uses include retail uses, gas station, single-family homes, and a distribution center.



The subject property (denoted by red star) is developed with two single family homes and vacant land.



The property to the south along Statesville Road is developed with a retail use.



The property to the north along Statesville Road is developed with a 7-Eleven.

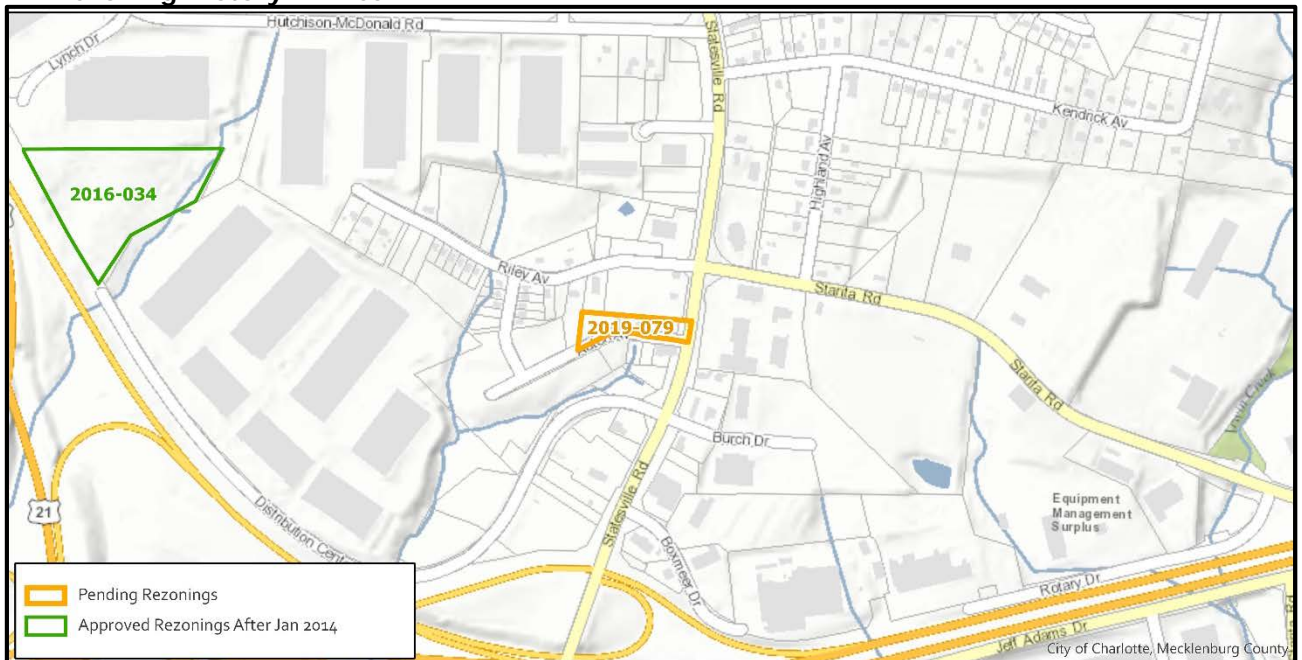


The property to the east along Statesville Road is developed with a distribution center.



The property to the west along Auten Avenue is developed with a single-family neighborhood.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-034	Rezoned 7.75 acres to allow all uses in the I-1 (light industrial) district.	Approved

- **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends industrial uses for this site.

- **TRANSPORTATION CONSIDERATIONS**

- The petitioner has depicted most of all transportation improvement requirements or requests by CDOT as depicted on the revised site plan. CDOT is requesting detailed transportation conditional notes be added to specifically state the petitioner shall commit and implement all proposed transportation and streetscape improvements as currently called-out on the revised site plan dated 8/12/2019.
- See Outstanding Issues, ~~Notes 1 and 2.~~ **Addressed**
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 20 trips per day (based on 2 dwellings).
Entitlement: 1,930 trips per day (based on 18,750 square feet of retail).
Proposed Zoning: 600 trips per day (based on 3,350 square feet of retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, ~~Note 3.~~ **Rescinded**
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Auten Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Auten Avenue and an existing 8-inch gravity sewer main located along Statesville Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. ~~Revise the site plan and conditional note(s) to commit to implement a local office/commercial narrow street section, including an 8-foot planting strip and 5-foot sidewalk along the site's Auten Avenue frontage (see CLDSM standard detail U-04.16). Label and dimension both items from the back of curb and gutter and road centerline.~~ **Addressed**
 2. ~~Revise the site plan to add a conditional note specifying dedication and fee simple conveyance of all rights of way on both Statesville Avenue and Auten Avenue to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2-feet behind back of sidewalk where feasible.~~ **Addressed**
 3. ~~Provide a bus waiting pad in location requested by CATS.~~ **Rescinded by staff**
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225