

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
May 25, 2011
4:30 P.M.

Sandy Montgomery	<p>1. Petition No. 2010-045 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify and clarify the regulations for pedestrian oriented information pillars and information pillar signs.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 1</p> <p>Update: There are no outstanding issues with this petition.</p>
Sonja Sanders Protest Sufficient	<p>2. Petition No. 2011-017 by Goode Development Corp. and Goode Properties for a change in zoning for approximately 20 acres located on the east side of Monroe Road between Idlewild Road and Conference Drive from R-17MF to NS and MUDD-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 6</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none">1. Land Use<ol style="list-style-type: none">a. Reduced the maximum number of drive-through service windows allowed from six to four.b. Deleted statement under Blocks 2, 3, and 6 that the limit on the number of accessory drive-through service windows will not be applicable to businesses in multi-tenant buildings.c. Amended Notes under Blocks 3, 4, 5, and 6 to replace “associated” uses with “accessory” uses in reference to multi-family.d. Limited automotive service station and/or convenience store to Block 1.e. This request was removed by staff: Limit drive through service windows as accessory to a financial institution, dry cleaner or bank in Block 5 and Block 6.f. Amended the Development Data Table to delete reference to nonresidential uses.g. This request was removed by staff: Add a note clarifying whether the 4,000 square foot multi-tenant building allowed in Block 2 or 6 is included in the 15,000 square foot maximum for additional non-residential.”h. Deleted duplicate reference to limit on accessory drive-through service windows in Block 5.i. Eliminated the term “restaurant type uses” used in Block 1 notes.2. Community Design<ol style="list-style-type: none">a. Added note that buildings will have direct frontage and useable entrances along Monroe Road.b. Added note that accessory drive-through windows shall not be located on the side of the building that directly fronts Monroe Road or any public or private street that intersects with Monroe Road.c. Indicated that parking/driveways will be located on no more than two sides of any open space.

- d. Relabeled "Typical Common Open Space" detail as "Block Park".
- e. Provided a minimum landscaping width in front of the knee wall.
- f. Deleted Notes B and C under Architectural Standards.
- g. Deleted Note G under Architectural Standards.
- h. Amended Note J under Architectural Standards to delete "to the greatest extent practicable".
- i. Amended Note J to add Conference Drive.
- j. Provided specific building envelopes for the blocks proposed to be rezoned to NS.
- k. Provided a note indicating that no parking or vehicular circulation will be allowed between buildings and public right-of-way for Block 2.
- l. Provided a note requiring a minimum of 65 percent building frontage along Monroe Road for Blocks 2, 3, 4 and 6, a minimum 65 percent along Conference Drive in Block 5, and a minimum 50 percent along Conference Drive along Block 6.
- m. Amended note under Architectural Standards to delete the reference to the City of Charlotte property.

3. Mobility

- a. Provided commitment to provide 6-foot sidewalk and 8-foot planting strip along Monroe Road.
- b. CATS comments:
 - 1) This request was removed by CATS: Add note that existing CATS bus stops, waiting pads, and shelters will be preserved along Monroe Road or will be restored by the petitioner if impacted by the proposed construction.
- c. CDOT comments:
 - 1) This request was removed by CDOT: Monroe Road should be widened and designed as an "Avenue Street" per the Charlotte Land Development Standards Manual. This entails that the roadway be designed with lower target speeds to better service pedestrians, bicyclists, and vehicles. The redesigned street should also include street trees, strategically spaced raised medians to restrict vehicle access where necessary, and pedestrian refuge areas, and should not include a continuous two-way left turn lane. Fifty feet of right-of-way from the centerline will be required.
 - 2) This request was removed by CDOT: Convey right-of-way in fee simple title for Conference Drive and Idlewild Road.

4. General

- a. Amended optional provision to clarify that parking is allowed between the building and the setback of the future street parallel to Monroe Road.
- b. Corrected spelling of Knickerbocker Drive in Block 3 section.
- c. Added phasing requirements that tie new development to the demolition of existing multi-family housing.
- d. Showed possible location of dumpster and recycling areas.
- e. Labeled possible location of storm water detention areas.

Update: The following new items have been added as requested by CDOT:

- 1. Added the following note: "The Petitioner will be responsible for the implementation costs for a possible future traffic signal to be installed at the intersection of Monroe Road and Knickerbocker Drive, including signal design costs, r/w and/or easements on the west side of Monroe Road near Knickerbocker Drive, accessible ramps and crosswalks on all four corners, and interconnect conduct/cable or other acceptable technology between Idlewild Road and Conference Drive. CDOT will provide the petitioner 90 days notice if and when traffic signal funds are needed to commence the signal design. Should CDOT not receive funding for this improvement holds will be placed on building permits and certificates of occupancy. The installation date for this possible traffic signal will be determined by CDOT and NCDOT."

<p>2011-017 continued</p>	<p>2. Added the following note: "The exact design of the improvements to Monroe Road will be determined through a cooperative process that will involve the Petitioner, CDOT, and NCDOT that will occur after the petition is approved."</p> <p>Update: The following new items have been added:</p> <ol style="list-style-type: none"> 1. Maximum nonresidential square footage listed as 54,000 square feet. 2. Modified note under Parks, Greenways and Open Space to state that block park areas may be expanded to provide for on-site open space so long as the minimum dimension of the expanded Block Park extends at least 15 feet behind the edge of the sidewalk. Additional plantings consistent with the standards of the Tree Ordinance will be installed as part of any expanded Block Park. <p>Update: The following are outstanding issues:</p> <ol style="list-style-type: none"> 1. Add optional request to allow maneuvering between the building and Conference Drive in Block 6. 2. Amend Note A under Architectural Standards to remove inclusion of a member of the Planning Staff in the Architectural Control Committee. Staff originally requested the addition of this note; however, the staff review required by the conditional plan for NS zoning and staff review required by the ordinance for MUDD are sufficient. 3. Amend Note J under Architectural Standards as follows: "<u>Individual site layouts and building elevations</u> for the NS portion of the site will be reviewed and approved by the Planning Department for compliance with the provisions of this plan as part of the normal site plan/building permit review process and in accordance with the review schedules of that process. Delete "At least 50% of" from the beginning of Note H under Architectural Standards.
<p>Shad Spencer</p>	<p>3. Petition No. 2011-020 by Percival McGuire Commercial Real Estate Development for a change in zoning for approximately 23.96 acres located on the south side of West W.T. Harris Boulevard between Interstate 485 and Reames Road from R-3 to NS.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 8</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Provided a second greenway amenity area along the internal private street, near Building A, such that the overall development has better access and better relates to the future Dixon Branch and Long Creek greenways. 2. Modified the typical 100-foot section along W.T. Harris Boulevard on sheet RZ-1 to indicate three street trees within the eight-foot planting strip and two trees behind the six-foot sidewalk. <p>The following item has been added to the site plan:</p> <ol style="list-style-type: none"> 1. Modified Note 6 to include the following wording: "In the event that Building E is not developed as herein described, then the area vacated by the use shall become a combination of undeveloped open space and/or additional parking, vehicular circulation, service/utility functions, uninhabitable improvements (i.e.: mobile medical unit) and similar functions."

<p>Shad Spencer</p> <p>Protest Not Sufficient</p>	<p>4. Petition No. 2011-023 by Vulcan Construction Materials, for a change in zoning for approximately 106.90 acres located near the north side of the intersection of Brooks Mill Road and Albemarle Road from R-3, R-3(CD), and O-1 to I-2(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 11</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Indicated a minimum 70-foot right-of-way (35 feet from the centerline) will be reserved for the proposed minor thoroughfare, as identified on the Metropolitan Planning Organization Thoroughfare Plan. 2. Clarified on sheet 2 under "Permitted Uses" that no asphalt plants or redi-mix concrete plants are proposed for this subject site. 3. Modified the "Site Area" under the "Development Data Table" to reflect 106.90 acres. 4. Indicated that a portion of tax parcel 111-242-12 is included in the proposed rezoning under the "Development Data Table". 5. Modified the site plan to include the existing R-3(CD) zoned property within the boundary of the proposed rezoning.
<p>Sonja Sanders</p>	<p>5. Petition No. 2011-027 by Blakeney Heath, LLP for a change in zoning for approximately 9.0 acres located on the southeast corner at the intersection of Rea Road and Ardrey Kell Road from CC to NS.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 14</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Staff has removed the request to amend Note 1C. 2. Amended Note 2D to delete the paragraph referring to gross floor area, as it is defined in the zoning ordinance. 3. Deleted reference to Chapter 19 in Note 15. 4. Amended Note 5A to specify that the amount of required amount of landscaping (trees and shrubs) as required by the Tree Ordinance and Ordinance will be increased by 15 percent within the 20-foot landscape setbacks. 5. Addressed CDOT comments: <ol style="list-style-type: none"> a. Provided continuous five-foot sidewalks on both sides of the proposed new internal street from Ardrey Kell Road to Rea Road and provided a sidewalk connection from the existing sidewalk system at the southwest corner of the Rea Road and Ardrey Kell intersection to the site's closest proposed building. b. Addressed the <u>pedestrian/bike connection</u> in Note 15. c. The proposed driveway connection to the adjacent multi-family property will be in the form of a recorded joint access easement. d. All transportation improvements including the three new improvements listed above will be implemented before the issuance of the site's first building certificate of occupancy. 6. Address Storm Water comments: <ol style="list-style-type: none"> a. Removed Note 6c under Environmental Features. Storm Water rescinded request to delete Note 6b.

<p>2011-027 continued</p>	<p>Update: The following note has been changed or added to the site plan by the petitioner:</p> <p>1. Increased maximum square footage from 22,000 to 24,500.</p> <p>Based upon the revised site plan submitted May 20, 2011, staff requests that the petitioner modify the following note as indicated:</p> <p>1. Amend Note 15C to delete the following: "or to seek approval from the Development Review Board for an alternative compliance plan regarding the installation of this portion of sidewalk".</p>
<p>Shad Spencer</p>	<p>6. Petition No. 2011-029 by Harris Teeter, Inc. for a change in zoning for approximately 3.90 acres located at the intersection of Providence Road and Queens Road and generally bounded by Huntley Place and Bolling Road from R-4 and B-1 to MUDD-O and five year vested rights.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 15</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Provided a concrete pedestrian waiting pad at the existing CATS bus stop along Providence Road. 2. Indicated the proposed property lines for the parcel with which the minimum 15% tree save area is to be calculated. 3. Modified the second sentence of Note 3.e. to read: "Such building may be divided into two buildings but the existing building or any such buildings located within Development Area C in the future shall remain in substantially the same location and orientation ...". 4. Relocated Note 4.b. to within Note 12 "Streetscape and Landscaping." 5. Modified the second sentence of Note 14.b. to reference Development Area A rather than Development Area B. 6. Modified the list of "Proposed Uses" under "Site Data" to match the wording under Note 3.a. which reads "...non-residential uses as permitted by right or under prescribed conditions in the MUDD zoning district..." 7. Modified the "Maximum Principal Building Sizes" under "Site Data" for Development Area C to read "...35,300 square feet (as defined below) which includes the basement space". 8. Clearly identified and labeled the elevation on Sheet RZ-8 which is to represent the proposed "step down in height from Providence Road" on RZ-8 as referenced by the "Maximum Building Height" under "Site Data" and by Note 5.a. 9. Reworded the last sentence of Note 2.c. "Development Area C Aspects" as follows: "... (ix) allow parking within <u>for</u> the basement area of the building within Development Area C to adhere to the ratio of one (1) parking space per 1,000 square feet of space as described below." 10. Provided additional details of the one-foot wide "green screen" along Providence Road. 11. Removed Note 2.h. under "Optional Provisions" as it is stated in Note 1.c. and not part of the optional provisions. 12. Added a reference to the alternative development scenarios for Development Area B in Note 3.b. under "Permitted Uses and Development Area Limitations". 13. Clarified on the site plan sheet that the proposed enclosed loading dock area is excluded from the maximum gross floor area. 14. Eliminated Note 2.g. under "Basement of Development Area C" and place the restriction of no restaurants within the basement under the "Permitted Uses" notes on the site plan.

<p>2011-029 continued</p>	<p>The following issue remains outstanding:</p> <ol style="list-style-type: none"> 1. Provide a conditional note which indicates if Development Area C is redeveloped/rezoned and is required to provide a sidewalk along Bolling Road, a sidewalk of the same width will be constructed within Development Area B along Bolling Road prior to the issuance of a certificate of occupancy within Development Area C. <p>The following items have been added to the site plan:</p> <ol style="list-style-type: none"> 1. Modified the maximum height for Development Area A from 68 feet to 58 feet. 2. Modified Note 12.b. to indicate the existing trees along Bolling Road will be maintained and replaced, if necessary, to continue to provide screening by the owner of Development Area C. 3. Clarified Note 14.c. to indicate how roof mounted mechanical equipment will be screened.
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