

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 117

Property Owner: Mecklenburg Land Development LLC

Petitioner: Select One Sports Club

Location: Approximately 4.47 acres located on the east side of Lancaster Highway between Springwell Street and Johnston Road.

Center, Corridor or Wedge: Wedge

Request: O-1(CD) S.P.A. office, conditional district site plan amendment

Summary

This request proposes to amend an existing conditional plan to increase the approved square footage from 30,000 to 40,000 while making minor changes to the site layout to accommodate a health club. The site will develop as a unified development with the neighboring site.

Consistency and Conclusion

This request is consistent with the *South District Plan*, which recognizes the existing office zoning on this site. This request would be considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned MX-2 and NS and are occupied by single-family dwellings and vacant properties.

Rezoning History in Area

The property to the south was rezoned to NS under petition 2002-22 to allow a small neighborhood retail center. The properties to the north were rezoned under petition 2001-10 to MX-2 with a site plan amendment under petition 2004-122 to allow residential dwellings, a school, and a day care center.

Public Plans and Policies

South District Plan (adopted 1993). This plan recognizes the existing office zoning on this site.

Proposed Request Details

This request proposes to amend an existing conditional plan to increase the allowable square footage from 30,000 to 40,000 while making minor changes to the site layout to accommodate a health club. The site plan also includes the following:

- The site plan will allow all O-1 permitted uses excluding hotels and motels.
- The petitioner will construct a 6-foot wide sidewalk with an 8-foot wide plant strip along Lancaster Highway.
- The petitioner will provide vehicular and pedestrian connections to the NS site to the east.
- The petitioner will fully shield all lighting and limit the height to 20-feet.
- The petitioner has committed to building materials consisting of brick, stone, synthetic stone, precast, and metal panels. Windows will cover a minimum of 40% of all walls.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,000 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this request.

Connectivity. Connectivity will be provided to the adjoining NS site.

Storm Water. Storm Water Services notes that downstream complaints consist of erosion and blockage. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. Additional comments are attached.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the *South District Plan*, which recognizes the existing office zoning on this site.

Site plan. The following site plan issues are still outstanding:

- All storm water concerns should be addressed.
- The parking data indicating 200 required spaces with 150 provided should be removed. The petitioner has already included a note indicating that minimum parking requirements will be met.