AGENDA

CHARLOTTE-MECKLENBURG PLANNING COMMISSION ZONING COMMITTEE WORK SESSION

Charlotte-Mecklenburg Government Center, Rm 280 January 18, 2011

3:00 P.M.

Sonja Sanders

Petition No. 2010-068 by Lightway Properties, LLC, for a change in zoning of approximately 6.50 acres located on the north side of Ballantyne Commons Parkway between Annalexa Lane and Providence Promenade Drive North from UR-2(CD) and R-3 to O-1(CD) and O-1.

Staff does not recommend approval of this petition in its current form.

Protests sufficient

Attachment 9

Update: The following issues have been addressed:

- 1. Amended maximum square footage to reflect the proposed 37,000 square feet.
- 2. Maximum square footages for the medical office (25,000 square feet) and general office (7,000 square feet) have been specified.
- 3. Clarified and showed the required 174 parking spaces.
- 4. Amended note under "Development Data" to state that the maximum number of buildings may be combined for a total of three buildings.
- 5. Added note that the O-1(CD) portion of the site will not be developed until the proposed private street is provided.
- 6. Removed short-term bicycle parking spaces from the site plan.
- 7. Added note that site is a planned development.
- 8. Labeled storm water detention area as "possible" location.
- 9. Amended notes under "Signage" to prohibit exterior signage on the rear side of buildings abutting the 75-foot buffer/restricted building area.
- 10. Deleted the second sentence of Note 1 under "General Provisions".
- 11. Amended notes under "Streetscape & Landscaping" to clarify the size of trees at planting, timing of installation, and address supplements to buffer.
- 12. Deleted Note 2 under "Environmental Features".
- 13. Addressed one CDOT issue by labeling 50-foot of right-of-way from the center line on Ballantyne Commons Parkway, and relocated the internal driveway that serves the financial institution (one CDOT issue remains outstanding).
- 14. Clarify intent of notes under "Phasing" or delete. Staff has withdrawn this request.
- 15. Provided proof of previous right-of-way dedication along Ballantyne Commons Parkway to allow a CIP sidewalk project across the site's frontage

The following new notes have been added:

- 1. Note 2 under "Permitted Uses" states that no uses other than general and medical office uses and a financial institution shall be allowed on the site.
- 2. Notes added under "Architectural Standards" that address changes to elevations, state that roof-mounted equipment will be screened, and that buildings are limited to one-story.
- 3. Notes added under "Lighting" regarding no direct illumination to an abutting parcel and to state that wall-pak lighting is not permitted.

The following are issues identified after the public hearing that have been addressed:

- 1. Provided proof of previous right-of-way dedication along Ballantyne Commons Parkway to allow a CIP sidewalk project across the site's frontage.
- 2. Consolidated the two proposed driveways along the western side of the bank site into one two-way driveway.
- 3. Relocated the proposed sidewalk and crosswalk to the bank site to provide a direct pedestrian connection to Ballantyne Common's Parkway.