

<b>REQUEST</b>	Proposed Zoning: CC SPA: commercial center, site plan amendment
<b>LOCATION</b>	Approximately 14.40 acres located at the southwest corner of the intersection of Park Road and Sharon Road West.
<b>SUMMARY OF PETITION</b>	The petition proposes renovation of an existing shopping center that is currently developed with 113,469 square feet of retail, office and restaurant uses, including two independent freestanding parcels and two accessory drive-through windows. Proposed changes include the creation of one additional outparcel, up to two additional accessory drive-through service windows, and up to 10,078 square feet of new retail, office and restaurant uses.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The proposed uses, with the exception of the restaurant with an accessory drive-through window, are consistent with the <i>South District Plan</i> . In addition, the proposed site plan retains existing green space and provides new active open space, and includes new internal sidewalks and external shared use paths to better connect the entire center.
<b>Property Owner</b>	Quail Corners Associates, LLC
<b>Petitioner</b>	Quail Corners Associates, LLC c/o Peter Pappas
<b>Agent/Representative</b>	John Carmichael/Collin Brown, K&L Gates, LLP
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum 123,547 square feet of retail, office, and restaurant uses.
- Addition of 10,078 square feet to the existing 113,469 square foot commercial center.
- Maximum of two existing and two proposed uses with accessory drive-through windows.
- One drive-through window permitted as an accessory to a pharmacy on Parcel 1.
- One restaurant with drive-through window permitted on the site.
- Allowance of all uses permitted in the CC district, with the exception of the following prohibited uses: an ABC store or other business for which the sale of distilled liquors is the primary purpose, automotive service station, car wash as a principal or accessory use, convenience store with or without accessory gasoline service, funeral home, hotel, nightclub/bar/lounge, coin operated laundry, and tire store.
- Five access points consisting of three existing, a realigned entrance on Park Road, and an optional new right turn in/out access on Sharon Road West.
- A concrete customer waiting pad at the existing CATS bus stop along Branden Forest Drive.
- New 6-foot wide pedestrian refuge area in the existing median at the intersection of Hamlin Park Drive and Park Road.
- Potential removal of portions of existing berms along Sharon Road West and Park Road to allow for driveway, sidewalk, and planting strip installation.
- New 8-foot wide asphalt greenway trail (overland connector) on top of the existing berm along Sharon Road West.
- New 6-foot sidewalk and 8-foot planting strip along Park Road.
- Existing sidewalk along Hamlin Park Drive, Branden Forest Drive and Sharon Road West to remain.
- Maximum building height of 40 feet and one story.
- Building elevations with architectural standards for existing and proposed buildings on entire site.
- Potential new outdoor plaza area with hardscape, planter, and seating located between Buildings A and B.

- Required completion of all exterior renovations to Building A and Building B prior to issuance of the first certificate of occupancy for a building on Parcel 3, Parcel 4 or Parcel 5.
- Freestanding lighting limited to 30 feet in height.
- Specific details for each building/parcel are as follows:
- Building Envelope 1 (Buildings A and B and existing parking area)
  - Building A
    - Expanded vestibule of existing grocery store.
    - Allowance for the division of existing Building A in order to provide a new vehicular drive and accessory drive-through window for a pharmacy, with associated pedestrian connection.
  - Building B
    - Allowance for the division of existing Building B, in lieu of division of Building A, in order to provide a new vehicular drive and an accessory drive-through window for a pharmacy.
    - Reconfiguration of a portion of existing parking.
- Building Envelope 2 (Existing bank with drive-through)
  - Existing independent freestanding building may be replaced or renovated.
  - Drive-through window may only be used as an accessory to a bank or financial institution.
- Building Envelope 3 (Existing outparcel)
  - May be developed with any use permitted in the CC district, with the exception of uses prohibited on the overall site.
  - Potential location of a restaurant with drive-through window if one is provided.
  - Any drive-through window must be internally located with no frontage on Park Road or Hamlin Park Drive.
- Building Envelope 4 (Proposed outparcel)
  - May be developed with any use permitted in the CC district, with the exception of uses prohibited on the overall site.
  - Potential location of a restaurant with drive-through window if one is provided.
  - Any drive-through window must be internally located with no frontage on Park Road.
- **Background**
  - The site was rezoned by petition 1996-084, which contains the following conditions:
    - A maximum of 112,300 square feet of retail, office, and restaurant uses on the site.
    - Prohibition of uses such as automotive service stations, ABC stores or other businesses for which the sale of distilled liquors is the primary purpose, car washes as a principal or accessory use, fast food restaurants, convenience stores, and drive-through windows as an accessory to a restaurant.
    - Prohibition on outdoor dining for restaurants on outparcels, and outdoor speakers for drive-through windows.
- **Existing Zoning and Land Use**
  - The subject properties are zoned CC and occupied with an existing shopping center, two outparcels containing a bank and a restaurant, and two accessory drive-through windows.
  - Surrounding zoning and uses on the west side of Park Road include single family dwellings and multi-family residential dwelling units in R-12PUD, R-3, R-15MF(CD), and R-20MF zoning. Properties on the east side of Park Road are zoned R-3, R-20MF and CC and are developed with a middle school, single family residences or are vacant.
- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
  - The *South District Plan* (1992), as amended by rezoning petition 1996-084, recommends 112,300 square feet of neighborhood serving retail uses, and allows two outparcels, but disallows fast food restaurants, convenience stores, ABC stores or other businesses for which the sale of distilled liquors is the primary purpose, car washes as a principal or accessory use, drive-through windows as an accessory to a restaurant and speakers for drive-through windows.
  - The proposed uses, with the exception of the restaurant with accessory drive-through window, are consistent with the *South District Plan*.

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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Department of Transportation:** No issues.
  - **Vehicle Trip Generation:**  
Current Zoning: 7,340 weekday trips per day and 9,970 Saturday trips.  
Proposed Zoning: 7,790 weekday trips per day and 10,560 Saturday trips.
  - **Connectivity:** The requested ten-foot shared use path will serve as an overland connector for the greenway system, connecting Little Sugar Creek Greenway to McMullen Creek Greenway.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation:** No issues.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies- Environment*.
  - Minimizes impacts to the natural environment by reusing existing buildings.

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**OUTSTANDING ISSUES**

- The petitioner should:
  1. Provide minimum five-foot walkways from external sidewalks to each building/facility.
  2. Amend note under Setbacks, Side Yards and Rear Yards to state that the setback will not be reduced beyond the 40 foot setback shown.
  3. Note that new outdoor plaza area with hardscape, planter, and seating located between Buildings A and B is required and will be provided at the same time as exterior building renovations to buildings A and B.
  4. Add note that the Planning Director must review and approve final plans for all outparcels, with particular attention paid to the relationship between Building 4, Building B and the surrounding parking area.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
  
- **Planner:** Sonja Sanders (704) 336-8327