

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2007-008**

**Property Owner:** Metro Acquisitions, LLC

**Petitioner:** Lauth Property Group

**Location:** Approximately 11.74 acres located on the southwest corner of Moores Chapel Road and Kendall Drive

**Request:** NS LWPA SPA, neighborhood service site plan amendment in the Lake Wylie Protected Area

### **Summary**

This petition proposes to modify the development standards that were approved in 2005 rezoning to modify the building and parking layout for parcel A.

### **Consistency and Conclusion**

This proposal is consistent with the adopted *North West District Plan* as amended by the previous rezoning petition for this site. Therefore this petition is considered appropriate for approval.

### **Existing Zoning and Land Use**

Existing land uses for the area north and south of Moore's Chapel Road and east and west of I-485 are low density residential. The area surrounding the site is zoned R-4 and R-5. At the intersection of realigned Moore's Chapel and Old Moore's Chapel Roads, several parcels are zoned B-1 but developed with residential uses.

### **Rezoning History in Area**

In 2005, the subject property was rezoned to NS LLWPA, commercial center and MX-2 LLWPA, mixed use development. North of the site, rezoning petition 03-074 was approved, as part of the *Westside Strategic Implementation Plan*, to correctively rezone property from R-17MF to R-5.

### **Public Plans and Policies**

*Northwest District Plan* (adopted 1990) recommends residential land uses at a density of up to 8 dwelling units per acre. However, a previous rezoning for NS amended the district plan recommendations to allow retail and office land uses. *GDP* are not applicable.

## **Proposed Request Details**

The petitioner is requesting a modification of the building and parking layout for parcel A. Currently, parking is not allowed between the building and the abutting public streets as noted on the site plan. The proposed change provides that “parking shall not be located between more than one-single tenant building that abuts more than one public street generally as indicated on the Schematic Site Plan.” All previously approved conditions will remain.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 9,700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 9,700 trips per day. This will have an impact on the surrounding thoroughfare system. The current conditional site plan for this property was approved by the City Council on October 19, 2005 (2005-121). CDOT required a traffic study at that time and improvements already committed to by the petitioner are sufficient to mitigate the transportation impacts of the proposed development. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- As with the review of the site plan for the existing zoning petition, CDOT is not in agreement with the proposed street cross sections. In particular, Moores Chapel Road is maintained by the NCDOT and they will not approve non-standard cross sections/roadway design. The proposed street cross sections will be reviewed as an innovative street standard request during the subdivision process.
- Bicycle lanes need to be shown on all new or reconstructed roadways within the City, where feasible. Bicycle lanes will be required with any improvements constructed by the developer/petitioner on Moore’s Chapel Road and should be indicated on the site plan.
- The 10-foot improved trail should extend to the sidewalk on Moore’s Chapel Road or to public street ‘A’, not just to the sidewalk on public street ‘B’, and it should also extend to street “D” to provide for a connection to the proposed retail development.

**CATS.** CATS acknowledges the petitioner’s willingness to collaborate with CATS in providing 25 park and ride spaces, sidewalks and shelter pad on Moores Chapel Road as promised through petition 2005-121.

**Storm Water.** Storm Water Services indicates that no additional requirements are needed at this time.

**School Information.** This site plan amendment will not affect the school system.

## **Outstanding Issues**

**Land Use.** This proposal to amend an existing conditional rezoning petition that allows for retail and office land uses is consistent with the adopted land use plan amended by the previous rezoning petition for this site.

**Site plan.** There are no outstanding site plan issues associated with this petition.