

REQUEST	Current Zoning: B-1SCD, neighborhood shopping center district Proposed Zoning: MUDD-O, mixed use development district, optional
LOCATION	Approximately 21.8 acres located on the southwest corner of Carmel Road and Pineville-Matthews Road (NC 51)
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to expand an existing shopping center from 146,210 square feet to 219,710 square feet, with requests for several options as noted below.
Property Owner	Regency Centers, Inc.
Petitioner	Regency Centers, Inc.
Agent/Representative	Laura Simmons, K & L Gates
Community Meeting	Meeting is required and has been held. Report available online

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Simmons/Griffith Yeas: Allen, Griffith, Howard, Locher, and Simmons Nays: None Absent: Rosenburgh and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Committee, stating that all outstanding issues had been addressed. There was no discussion of this petition.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen).
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The shopping center expansion has an immediate phase that adds 49,100 square feet and a future phase that would allow an additional 32,400 square feet. The first phase also includes the demolition of 8,000 square feet of floor area. No individual tenant will exceed 40,000 square feet.
- Five optional provisions are requested:
 - 1) Drive-in windows for the relocated bank;
 - 2) Parking/maneuvering between the building and Carmel Road (for the grocery loading dock);
 - 3) The current total area of wall signs be allowed to remain;

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- 4) Three center identification monument signs, all of which exceed the maximum height and area standards for the MUDD district, and;
 - 5) A portion of the existing five-foot sidewalk be allowed to remain along Pineville-Matthews Road.
 - Elevations are included as part of the site plan.
 - **Public Plans and Policies**

The *South District Plan* (1993) recommends that the future land use for the site be a community size shopping center.

The *General Development Policies (GDP) for Retail-Oriented Mixed/Multi-Use Centers* (2003) recommend that a community size center include a maximum of 225,000 square feet of retail and 75,000 square feet of office development.

This petition is consistent with the *South District Plan* and meets the guidance provided in the *GDP for Retail-Oriented Mixed/Multi-Use Centers*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Tom Drake (704) 336-8312