
REQUEST	Current Zoning: B-1 PED, neighborhood business, pedestrian overlay district Proposed Zoning: B-1 PED-O, neighborhood business, pedestrian overlay district, optional
LOCATION	Approximately 0.494 acres located on the southwest corner at the intersection of West Morehead Street and Freedom Drive. (Council District 3 – Mayfield)
SUMMARY OF PETITION	The petition proposes the reuse of an existing building for uses allowed in the underlying B-1 zoning district. Various optional provisions to the pedestrian overlay district are requested due to existing conditions on the site and to allow for a drive through service window associated with a restaurant.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>West Morehead Land Use & Pedscape Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Summit Avenue Freedom Drive, LLC & E.C. Griffith Company Summit Avenue Freedom Drive, LLC Summit Avenue Freedom Drive, LLC
COMMUNITY MEETING	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:

- Reuse of the existing 3,300 square foot building for all uses allowed within the underlying B-1 zoning district.
- A waiting pad for bus service to be provided along West Morehead Street.
- Additional right-of-way dedication along both Freedom Drive and West Morehead Street to the back of sidewalk.
- Building elevations provided.
- Height limited to 40 feet and two stories.
- Outdoor patio proposed at the corner.
- Freestanding lighting will utilize full cut-off type light fixtures and will be limited to 20 feet in height.
- Solid waste enclosure to be constructed of brick.
- Optional provisions include:
 - An accessory drive through service window associated with a restaurant use. A drive through service window currently exists on the building.
 - Modified parking ratio for restaurants at a rate of one space per 200 square feet rather than the required one space per 125 square feet.
 - Allow parking and maneuvering between the building/use and the setback along West Morehead Street.
 - Allow parking and maneuvering within the 22-foot setback along West Morehead Street.
 - Allow the existing pole sign to remain at the corner of Freedom Drive and West Morehead Street.
 - Eliminate the screening requirement along the southern property line.
 - Allow the existing streetscape to remain along West Morehead Street, which includes an 11-foot planting strip and a six-foot sidewalk rather than the required eight-foot planting strip and eight-foot sidewalk.
 - Reduce the required three-foot planting strip between brick screen wall and the sidewalk to two feet.

- **Existing Zoning and Land Use**

The subject site is currently occupied with a commercial building. All surrounding properties are zoned B-1 and located within the pedestrian overlay district. These surrounding properties are vacant or contain various commercial uses.

- **Rezoning History in Area**

There have been numerous rezonings in the area mainly to accommodate higher density residential and pedestrian oriented nonresidential uses. In addition, there have been two rezonings along West Morehead Street west of the subject rezoning to accommodate an indoor self-storage facility and industrial uses associated with Charlotte Pipe and Foundry.

- **Public Plans and Policies**

- The *West Morehead Land Use & Pedscape Plan* (2004) recommends a mix of uses for the subject property including office, commercial and residential uses. The preservation of the existing building along with a proposed outdoor patio at the corner will achieve two of the key recommendations of the plan. These recommendations include 1) the preservation and reuse of older buildings, and 2) major gateway design and development at the Freedom Drive intersection. Drive through facilities for restaurants are generally not appropriate in the pedestrian overlay district; however, the orientation of the facility to the side/rear of the building minimizes conflicts with pedestrian traffic.
 - The petition is consistent with the *West Morehead Land Use & Pedscape Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 145 trips per day.
Proposed Zoning: 2,300 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

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 an existing building.
 - Facilitates the use of alternative modes of transportation by providing a waiting pad for bus service along West Morehead Street.

OUTSTANDING ISSUES

- The petitioner should:
 1. Modify the parking requirement under "Development Data" to indicate per the Charlotte Zoning Ordinance except one space per 200 square feet for restaurant uses as per the optional provision.
 2. Add the follow optional provision: "Allow parking and maneuvering between the building/use and the setback along West Morehead Street".
 3. Modify optional provision "B" as follows: "Modify the minimum parking ratio to 1 parking space per 200 S.F. for restaurant uses".
 4. Under optional provision "C", provide the measurement of how much the parking and maneuvering will encroach into the 22-foot setback along West Morehead Street.
 5. Under optional provision "D", clarify that the existing pole sign includes a four sided and two sided component, clarify what portions of the sign are to remain, and indicate the sign panels are allow to be changed.

6. Modify optional provision "G" as follows: ~~"Provide 2' planting strip between the screen wall and sidewalk to 2. Shrubs installed within the 2' planting strip will be vertical in nature and approved during the development review process"~~ *Reduce the required 3' planting strip*
 7. Limit restaurant uses to the ground floor of the existing building under "Permitted Uses".
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

Planner: Shad Spencer (704) 353-1132