
REQUEST	Current Zoning: NS, neighborhood services Proposed Zoning: NS SPA, neighborhood services, site plan amendment
LOCATION	Approximately 1.72 acres located on the east side of Rea Road between Piper Station Drive and Ballantyne Commons Parkway. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes a site plan amendment to a previously approved commercial development to allow a 1,000-square foot increase and the development of a structured parking facility.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Colony at Piper Glen LLC Colony at Piper Glen LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None

PLANNING STAFF REVIEW

- **Background**

- The subject site was rezoned under petition 2012-068 with the following conditions:
 - A maximum of 8,000 square feet of retail and office uses were allowed.
 - Four-sided architectural elevations were provided.
 - Prohibition of drive-through service windows for any use on the subject parcel.
 - Existing sidewalks to remain along Rea Road and Piper Station Drive.
 - Possible tree save areas were identified on the site plan.
 - The site plan included a note stating, "that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course".
 - Building materials for the proposed structure were included on the site plan.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Maximum 9,000 square feet of retail and office uses, which is a 1,000-square foot increase in square footage.
- Proposed structured parking facility.
- A 25-foot setback from Rea Road and Piper Station Drive.
- Proposed screening trees and shrubs along the eastern edge of the property to screen the loading space from the existing residential units.
- A hardscape plaza area at the corner of Piper Station Drive and the site's access drive.
- Detached lighting limited to 25 feet in height.

- **Existing Zoning and Land Use**

- The subject site is currently zoned NS (neighborhood services) and is vacant. The surrounding properties are zoned B-1SCD (business shopping center), CC (commercial center), O-1(CD) (office, conditional), and R-17MF(CD) (multi-family residential, conditional) and are developed with commercial and residential structures.

- **Rezoning History in Area**

- Petition 2013-030 rezoned approximately 7.11 acres located to the southeast of the subject site to R-17MF(CD) (multi-family residential, conditional). The approved site plan allowed the development of 120 multi-family dwelling units.

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends office, retail and residential for the subject parcel.
 - This petition is 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 issues.
 - **Transportation:** Request the petitioner show the proposed on-site vehicular circulation route for the proposed service delivery trucks and/or vehicles that will use the proposed loading area.
 - **Vehicle Trip Generation:**
Current Zoning: 350 trips per day
Proposed Zoning: 1,420 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Police Department:** Petitioner should add a note that lighting for the parking deck will meet IESNA standards.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** 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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide a building material legend for the proposed elevations.
 2. Add a note that the "signage" shown on the site plan is not included in the approval of the rezoning site plan and that all signs will comply with the ordinance standards.
 3. Provide full elevations that include the building and parking deck.
 4. Provide the number of floors in the parking deck.
 5. Address Charlotte Department of Transportation's comment.
 6. Address Charlotte-Mecklenburg Police Department's comment.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Police Department
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review