
REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: O-1(CD) (office, conditional)
LOCATION	Approximately 1.55 acres located on the west side of Lancaster Highway between Ardrey Kell Road and Carolina Academy Road. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes an 11,500-square foot, single story building, with all uses allowed in the O-1 zoning district except those specifically prohibited on the site plan.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> recommendation for single family; however, the parcel's shape, size, orientation to a major thoroughfare, and vehicular isolation from adjoining parcels are not conducive to single family development or use. Therefore, office uses are appropriate provided site design is sensitive to the residential surroundings.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Numerous, see application on website Real Estate Services Group, Inc. Teresa Hawkins
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows a maximum 11,500-square foot, single story building.
- Allows uses permitted by-right and under prescribed conditions in the O-1 (office) district, except animal crematoriums, armories, funeral homes and embalming, outdoor seasonal sales, beneficial fill sites, boarding houses, childcare centers, off street parking as principal use, single room occupancy residences, and accessory drive-through service windows.
- Prohibits parking between the building and the street.
- Provides an 18-foot wide "Class C" buffer along the southern and western property lines. A portion of the buffer will include a six-foot wood fence and berm. Where the fence is provided the buffer will not be reduced in width.
- Limits the height of detached decorative pedestrian lighting to 15 feet.
- Specifies that trash and recycle collection will be between 8 a.m. and 5 p.m. Monday through Friday.
- Provides minimum five-foot wide internal sidewalks connecting to a new six-foot wide sidewalk along Lancaster Highway.
- Specifies building materials and commits to all tenant space having an entrance access facing Lancaster Highway with clear glass in all doors and windows, entries oriented to the parking area will also be provided.

• Existing Zoning and Land Use

- The property is currently developed with one single family home on the property.
- Properties surrounding the site are zoned R-3 (single family residential). Parcels are developed with institutional uses to the south, a single family home and Foxhole Landfill to the east, and single family homes to the north and west.

• Rezoning History in Area

- Petition 2014-003 rezoned property at the southeast corner of the intersection of Ardrey Kell Road and Marvin Road east of the site from R-3 (single family residential) and MX-2 (mixed use) to O-1(CD) (office, conditional) to allow up to 50,000 square feet of uses permitted in the O-1 (office) district excluding accessory drive-through service windows.
- Petition 2010-023 rezoned property east of the site located on the northwest corner of the intersection of Ardrey Kell Road and Marvin Road from NS (neighborhood services) and

UR-2(CD) (urban residential, conditional) to NS SPA (neighborhood services, site plan amendment) and UR-2(CD) SPA (urban residential, conditional, site plan amendment) to modify the existing mixed use development by adding nine townhomes, converting 30 live/work units into townhomes and adding up to 9,000 square feet of office uses

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends residential up to three dwelling units per acre.
 - The petition is inconsistent with the *South District 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: 860 trips per day.
Proposed Zoning: 1700 trips per day.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No comments received.
 - **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.
-

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 developing on an infill parcel.

OUTSTANDING ISSUES

- The petitioner should:
 1. Connect the sidewalk in front of the building to the sidewalk at the back of the planting strip with a minimum five-foot wide connection at the southern edge of the site.
 2. Amend the proposed use under the Development Summary to delete the words "by law" and replace with "below".
 3. Provide details for the earth berm and the location of the berm referenced in Trees, Screening, Landscaping and Buffer Areas Note B.
 4. Amend Architectural Standards Note B. to refer to sheet RZ-1 rather than AS-1.0.
 5. Amend Note B. under Trees, Screening, Landscaping and Buffer Areas to specify a six-foot solid wood fence.
-

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-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311