



Zoning Committee

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 0.88 acres located on the south side of Woodlawn Road, east of Park Road. (Council District 6 - Bokhari)
PETITIONER	Chick-fil-A Corporation

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Park Woodlawn Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The Plan recommends a mix of retail/office uses for the area in which the site is located; and
- The plan emphasizes improving the pedestrian experience in the area.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposal allows a replacement building for a long-term EDEE tenant on the perimeter of the Park Towne Village shopping center; and
- The proposal will help reduce serious traffic congestion problems in the immediate area as the drive-through queue to the popular existing establishment frequently extends out into the public street; and
- The proposal will provide a measure of improved pedestrian experience by managing drive-through customers in a more organized way with greater on-site capacity; and
- The proposal eliminates indoor dining and provides an outdoor dining patio with an architectural presence at the front of the building supporting pedestrian activity; and
- The site plan provides pedestrian improvements through the installation of a wide planting strip and sidewalk along Woodlawn Road. Additionally, the proposal provides a hardscape plan and commits to pedestrian amenities and access between the public sidewalk and the outdoor dining patio.

Motion/Second: Watkins / McClung
Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked if the changes planned for the site would improve traffic coming into the site from Woodlawn Road. CDOT staff responded that it should improve because traffic internal to the site must wrap around the building before getting into the drive through lanes, providing for more on-site stacking.

Another commissioner asked about other locations like this in Charlotte. Staff responded that they thought there may be another drive through only location in the city but that it was not a new model like the one proposed.

There was no further discussion of this petition.

PLANNER

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