

REQUEST	<p>Current Zoning: B-2(CD), general business, conditional district, CC, commercial center.</p> <p>Proposed Zoning: B-2(CD), general business, conditional and B-2(CD) S.P.A., general business, conditional, site plan amendment, CC, commercial center and CC S.P.A., commercial center, site plan amendment, Lower Lake Wylie Protected Area.</p>
LOCATION	Approximately 70.91 acres located on the southwest quadrant of the Mount Holly Road/ I-485 Interchange.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	The petition proposes to amend the previously approved site plan to allow for a minor reduction in the number of townhome units and changes to the overall square footage permitted for the retail/restaurant, office and automotive sales uses. While a slight increase in the maximum square footage for retail and restaurant uses is sought, the proposed amount of square footage for office and automotive sales has decreased.
Property Owner Petitioner	Mt. Holly Developers, LLC; Lockard Reed Development Group, LLC Locomotive Land Co.LLC; Mt. Holly Developers, LLC; Lockard Reed Development Group, LLC
Agent/Representative	Larry Fraser, Woolpert, Inc.
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend Approval of this petition with the following modifications:</p> <ul style="list-style-type: none"> • The petitioner has provided a landscaped setback along Rhyne Road. • The petitioner clarified the square footages for retail and restaurant as 323,800 square feet. • The petitioner added a sidewalk connection through the parking lot between car dealerships. • The petitioner amended Note 4 under <u>Sidewalks and Internal Streets</u> to specify street trees will be 40 feet on center. • The petitioner amended Note 5 under <u>Buffers</u> to state that a Class B buffer will be maintained along the southern property line for the B-2(CD) zoning. • The petitioner provided a landscape treatment, including a wall/fence, trees, and shrubs, along Public Road B if townhomes do not front Public Road B. • The petitioner provided internal sidewalk connections from townhomes to Public Road B. • The site plan shows a 25-foot Class B buffer between the townhomes and the commercial outparcel. • The site plan shows the proposed streetscape treatment in the multi-family component. • The petitioner added note that allows a sign flex option. • The petitioner added a note relating to vacancy mitigation measures. • The petitioner amended Note 4 under <u>Sidewalks and Internal Streets</u> to specify that sidewalks on internal streets within the townhome area and the internal sidewalk connecting the two car dealerships
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- will be five feet in width.
- The petitioner amended Note 5 under Building Limitations to delete the density reference.

VOTE

Motion/Second:	Johnson/Allen
Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Tammie Keplinger reviewed the petition and noted that all outstanding site plan issues have been resolved. She explained that the proposed amendment to the previously approved site plan will allow for a reduction in the square footage for the office and automotive sales uses and the number of townhome units. The maximum square footage for retail and restaurant uses will increase slightly. Scott Putnam noted that the petitioner has agreed to work with CDOT on street phasing issues.

STATEMENT OF CONSISTENCY

This petition is found to be consistent with the *Mount Holly Road Special Project Plan (1994)* and to be reasonable and in the public interest, by unanimous vote of the Zoning Committee (motion by Commissioner Randolph second by Commissioner Griffith).

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 existing site plan allows a maximum of 140,000 square feet to be occupied by one single tenant.
 The proposed plan seeks to permit the 140,000 square feet to be distributed in a series of smaller buildings if a single tenant building is not constructed.
 In addition to this change, the following table compares the approved uses with those proposed by this petition:

Use	Currently Approved	Proposed
Townhomes	81 units	80 units
Retail and restaurants	306,400 square feet	323,800 square feet
Hotel	100-rooms, Maximum of 37,000 square feet	100-rooms, Maximum of 37,000 square feet
Office	62,000 square feet	23,850 square feet of office with an option to convert 30,000 square feet of retail to office
Automotive Sales	150,000 square feet	70,000 square feet

Public Plans and Policies

Previously, the *Mt. Holly Road Special Project Plan (1994)* recommended industrial, single family and multi-family land uses up to four dwelling units per acre for the subject property. However, a rezoning petition that was approved in 2005 amended the adopted land use to allow retail land

uses. The proposed petition is consistent with the adopted land use plans.

STAFF RECOMMENDATION (Updated)

The petition is consistent with the land use recommendations set forth in the *Mt. Holly Road Special Project Plan (1994)*, which was amended by a rezoning in 2005 from single family residential, multi-family residential and industrial uses to include retail uses. Due to the minor nature of the requested changes, some of which result in less square footage than what is currently approved, staff recommends approval of the petition.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No outstanding issues

Charlotte Fire Department: No comments received.

CATS: No comments received.

Connectivity: No outstanding issues.

Schools: CMS reports no impact from this rezoning.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No outstanding issues.

LUESA: No outstanding issues.

Site Design: No outstanding issues.

OUTSTANDING ISSUES

1. All outstanding site plan issues have been addressed.
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Attachments Online at www.rezoning.org

Pre-Hearing Staff Analysis

Application Form

Site Plan

CDOT Review

Storm Water Review

Community Meeting Report and Sign-In Sheet

Planner: Sonja Sanders (704) 336-8327