

REQUEST	Current Zoning: CC, commercial center Proposed Zoning: CC, commercial center, site plan amendment
LOCATION	Approximately 3.35 acres located on the west side of Johnston Road between North Community House Road and Toringdon Way.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition seeks to modify a previously approved commercial center. This proposal seeks to allow increase in size that was already approved. The plan shows the development of a 42,000 square foot fitness center.
STAFF RECOMMENDATION	This petition is consistent with adopted land use plans and policies. Upon correction of the outstanding site plan issues Staff is recommending approval of this petition.
Property Owner Petitioner Agent/Representative	NRI Communities Urban Active Fitness Robert Young
Community Meeting	A community meeting is required the report has not been turned in yet.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - A site plan amendment that will allow the development of up to 42,000 square feet for a fitness center.
 - The maximum height for the development will be 40 feet or three stories.
 - Five foot planting strips and five foot sidewalks will be provided along Copper Way.
- **Existing Zoning and Land Use**
The site is currently occupied by a commercial center and rental multi-family development. There are wetlands, floodplain and County greenway to the northwest with single family residential neighborhoods beyond. To the east is a duplex/townhome project under construction in MX-2 zoning. A neighborhood shopping center and major office development are located east of Johnston Road, both in CC (commercial center) zoning. I-485 is to the south.
- **Rezoning History in Area**
This site was last rezoned to CC SPA in 2007 under petition 2007-103 by NRI Communities. This rezoning allowed for office, retail, and residential units to be developed on this site. Under petition 2007-103 the subject parcel called for 75 townhomes or the ability to develop a 30,000 square foot daycare or fitness center.
- **Public Plans and Policies**
The South district Plan (1993) calls for the property to be an residential or institutional use by virtue of the rezoning in 2007.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

This will not have a significant impact on the surrounding thoroughfare system.

Current Zoning: 1,000 trips per day
Proposed Zoning: 1,400 trips per day

CDOT: No issues with this petition

Charlotte Fire Department: No issues.

CATS: No comments received.

Connectivity: Connectivity is not an issue on this site.

Schools: This petition does not affect the school system.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: The petition shall comply with the requirements of the Post Construction Ordinance

OUTSTANDING ISSUES

1. The Petitioner should note that bicycle parking will meet the minimum ordinance standards.
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Attachments Online at www.rezoning.org

Application Form
Site Plan
CDOT Review
CATS Review
Storm Water Review
LUESA Review
CMPD Review
Fire Department Review

Planner: Solomon Fortune (704)336-8326