CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-033
Final Hearing Staff Analysis
June 30, 2020

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: MUDD(CD) (mixed use development district, conditional)
LOCATION	Approximately 0.354 acres bound by the east side of Providence Road, the north side of Huntley Place, and south of Perrin Place.

SUMMARY OF PETITION	The petition proposes to allow a new freestanding bank branch facility with one (1) walk-up ATM. The site is currently developed with a gasoline/service station and is located north of the intersection of Providence Road and Queens Road.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Elaine W. Queen Fifth Third Bank Jill Bryan
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the *Central District Plan* recommendation for retail uses. <u>Rationale for Recommendation</u> • The proposed land use is consistent with the current mix of uses in the area. • The proposed use is permitted in business districts, office, and MUDD districts. • The proposed building height is limited to 50 feet, which is consistent with the height pattern along Providence Road. • The proposed development will be screened from the adjacent townhouse community via an existing privacy wall and a proposed 6.5' planting strip along the eastern property line.

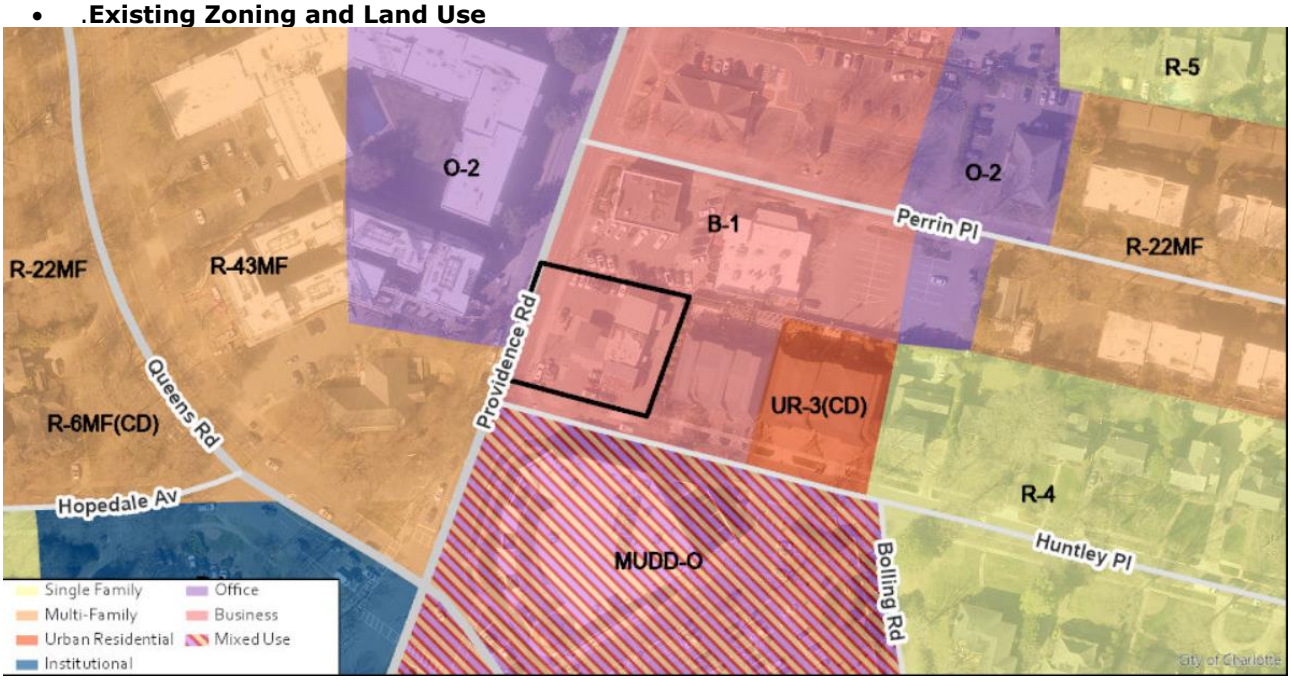
- The petition provides architectural design commitments for the building that break up the massing, enhances the overall streetscape, encourages pedestrian activity, and complements pedestrian environment.

PLANNING STAFF REVIEW

- **Proposed Request Details**

  The site plan accompanying this petition contains the following provisions:
  - Allows a 2,452 square-foot financial institution with 1 walk-up ATM.
  - Allows non-residential uses in MUDD, including financial institution, general and medical offices.
  - Prohibits automotive service stations.
  - Limits building height to 50 feet.
  - Limits height of detached lighting to 20 feet.
  - Proposes ingress/egress onto Providence Road and Huntley Place.
  - Illustrates 12-foot multi-use path and 8-foot planting strip along Providence Road.
  - Illustrates 6-foot sidewalk and 8-foot planting strip along Huntley Place.

- .**Existing Zoning and Land Use**



- The parcel is developed with a fuel sales/service station and is surrounded by a mix of residential, office, and retail uses in various zoning districts.

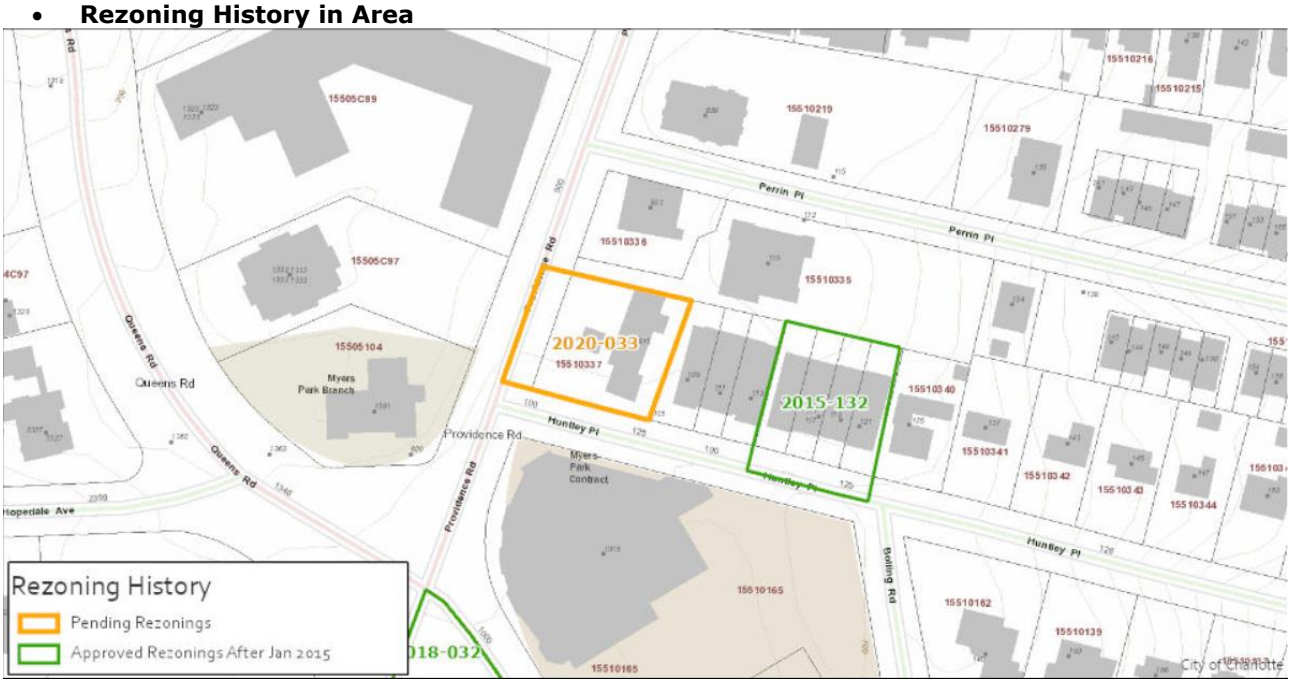
Directly east of the rezoning site are condominium/townhomes.

Along Providence Road are a mix of office, residential, and retail uses.

Retail and institutional uses are located at the intersection of Providence Road and Queens Road.

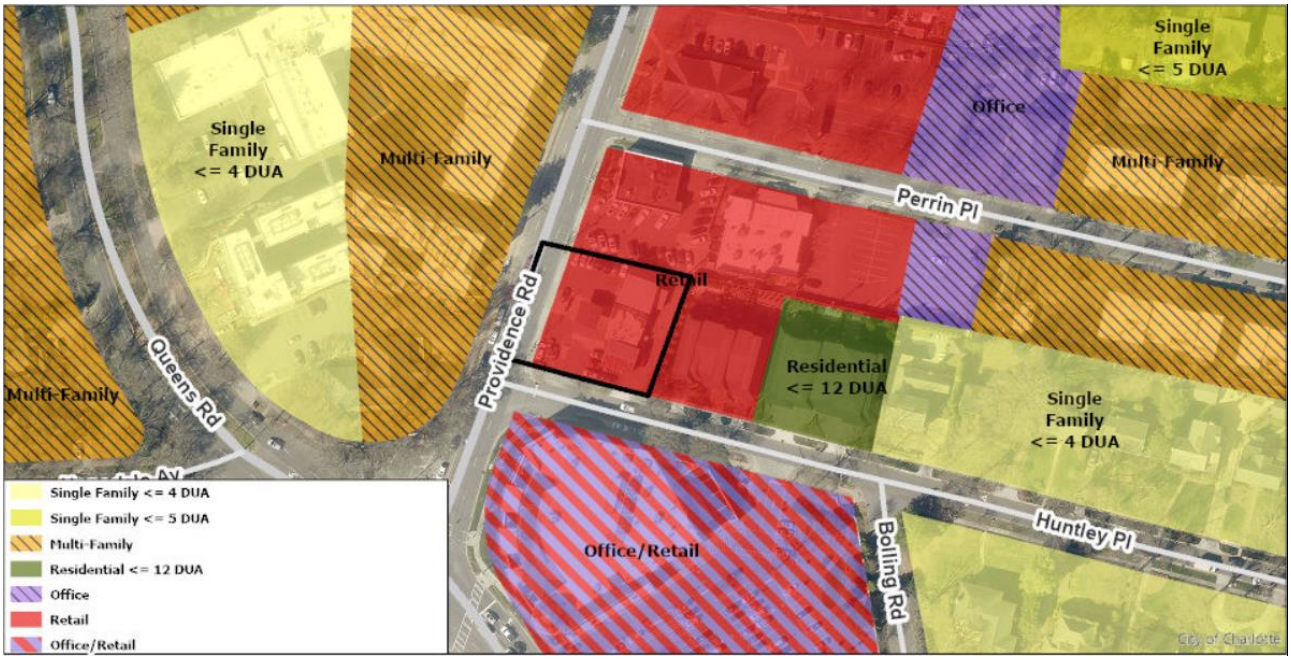
Northeast of the rezoning site (denoted by the blue star) is the John Belk Freeway.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-032	Rezoned to MUDD-O to allow the expansion of up to 290,000 square feet for Myers Park United Methodist Church	Approved
2015-132	Rezoned to UR-3(CD) to allow up to 4 single family attached dwelling units.	Approved

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends retail uses.

- **TRANSPORTATION SUMMARY**
  - The site is located on a state-maintained major thoroughfare. The ~~site plan is committing~~ petitioner commits to constructing ~~to~~ an 8-foot planting strip and 12-foot multi-use path to promote a more walkable community in accordance with the City Council Adopted Charlotte Walks Policy. ~~CDOT continues to request a sidewalk transition on sidewalk along Providence Road.~~
  - **Active Projects:**
    - There are no active projects near the project site.
  - **Transportation Considerations**
    - ~~See Outstanding Issues, Note 1.~~ Addressed
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 45 trips per day (based on 2,56 square foot gasoline/service station).
    Entitlement: 135 trips per day (based on 3,500 square feet of retail)
    Proposed Zoning: 140 trips per day (based on 2,450 square foot bank; site plan).

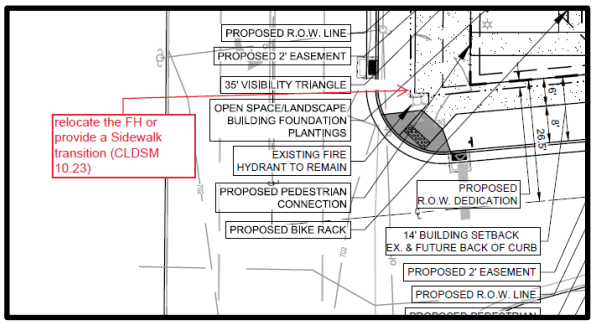
DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org. No outstanding issues.
  - **Urban Forestry:** ~~See Outstanding Issues, Notes 3-4.~~ Addressed
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org pertaining to air quality and ground water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Petitioner should revise the site plan to provide a sidewalk transition prior to the curb ramp at the intersection of Providence Road and Huntley Place.~~ Addressed



Site and Building Design

2. ~~Revise architectural standards note to state building will meet MUDD architectural standards.~~Addressed

Environment

3. ~~Remove the following language from Tree Save Area Note f.a: *"Plantings from perimeter buffers and internal parking lot landscaping to be credited, not in addition to."*~~ Addressed
4. ~~(Ref. Tree Save Area Note f.a.) Petitioner must show the tree save area first. This will be 15% of total site area, then calculate how many trees will be planted in that area. 0.31 x 15% = .0465 acres will need to be designated as replanted tree save area. Please provide 2 trees in that area. These trees do not count toward internal, perimeter or buffer trees.~~ Addressed

REQUESTED TECHNICAL REVISION

5. ~~Modify Note d under *Development Data* heading and Note b under *Purpose* heading to read MUDD(CD).~~ Addressed
6. ~~Remove Flood Zone information.~~ Addressed
7. ~~Label multi-use path and planting strip along Providence Road, and sidewalk and planting strip along Huntley Place. Provide development notes committing to these improvements, including widths.~~ Addressed

---

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782