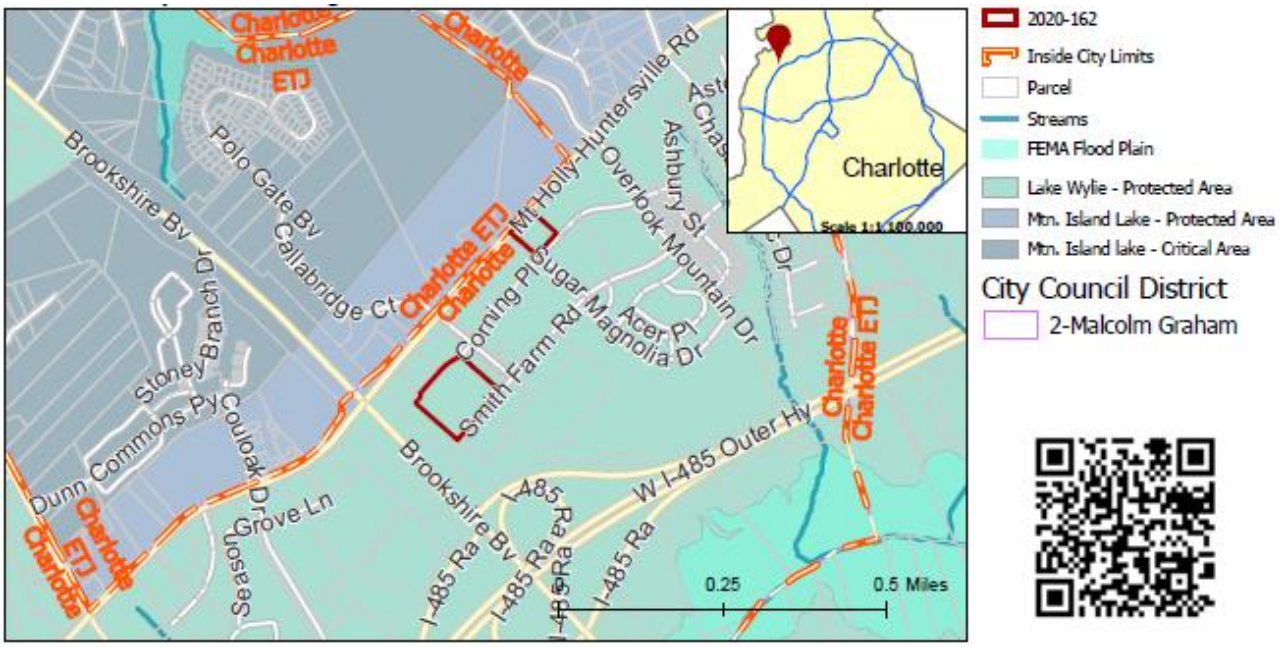
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-162
Post-Hearing Staff Analysis
March 2, 2021

REQUEST	Current Zoning: NS LWPA (neighborhood services, Lake Wylie Protected Area) Proposed Zoning: NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)
LOCATION	Approximately 6.11 acres located along the northwest side of Smith Farm Road, the southeast side of Corning Place, and south of Riverbend Village Drive.



SUMMARY OF PETITION	The petition proposes to amend the previously approved conditional plan to allow one drive-through in Development Area A-1 and an additional drive-through for a portion of Development Area A.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Mt Island Promenade, LLC Mt Island Promenade, LLC Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

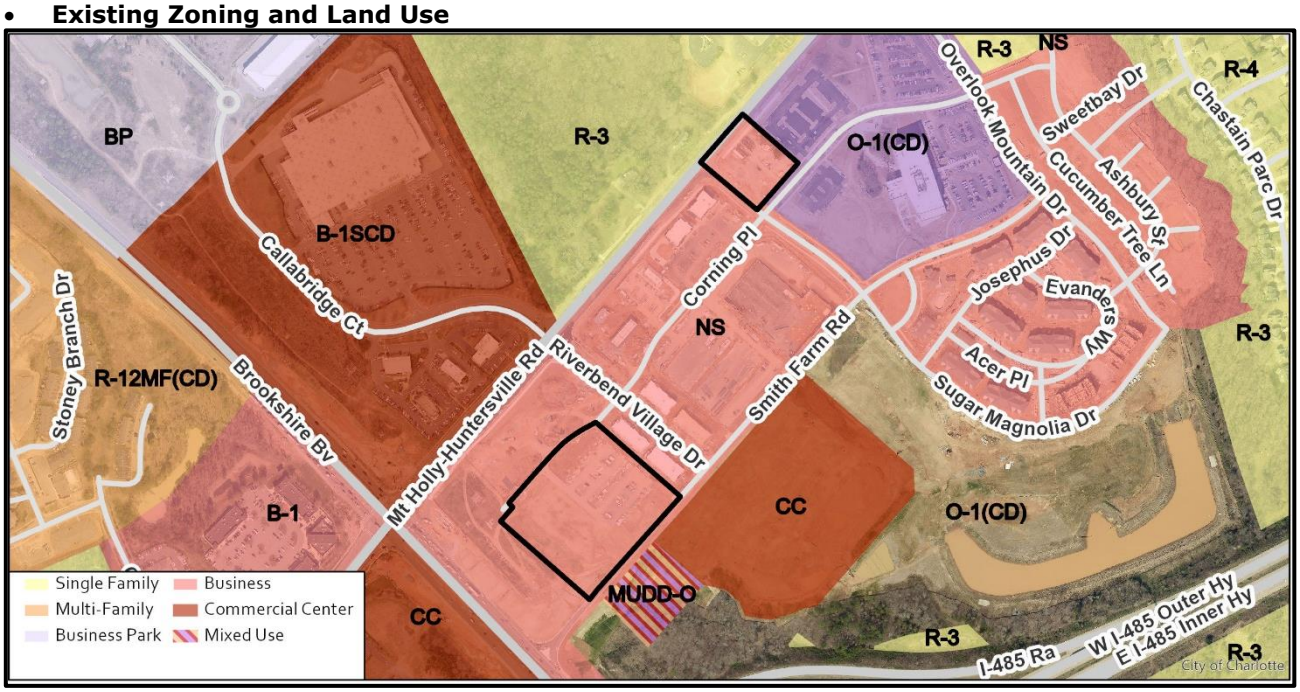
STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the *Brookshire/I-485 Interchange Study* (2002) recommendation of Residential/Office/Retail for this site. <u>Rationale for Recommendation</u> • This site in this petition was previously rezoned under Rezoning 2016-128. Rezoning 2016-128 approved 125 acres on the eastern side of Mt. Holly-Huntersville road for a large mixed-use development which included commercial, retail, and residential.

- Rezoning 2016-128 approved Development Area A-1 to have two principle buildings with no drive-through and only an accessory drive-through use for a bank in Development Area A.
- This petition seeks to amend the previous approved conditional plan to allow one drive-through in Development Area A-1 and an additional drive-through for a portion of Development Area A, labeled Development Area A-P on the site plan. There would be no increase in the previously approved square footage of the site.
- The petition commits to enhanced and complementary architectural details such as translucent windows, gable roofs, complementing wall textures.
- Along the site's frontage on each of the abutting Sugar Magnolia Drive and the opposite side of Smith Farm Road (where development occurs) the petitioner commits to providing an 8-foot planting strip and a 6-foot sidewalk to improve the pedestrian experience.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan amendment contains the following changes:
  - Development area A-1 allows development up to 8,000 square-feet of retail, office, financial institutions, personal services, and EDEE. It allows only one use with an accessory drive-through window.
  - Development area A-P allows development up to 60,000 square-feet of retail, EDEE, general or medical offices, financial institutions, and personal services. It allows up to two uses with an accessory drive-through window. One accessory drive-through window must be connected to a financial institution or retail use. The other accessory drive-through window may be used for retail or EDEE uses.

- **Existing Zoning and Land Use**

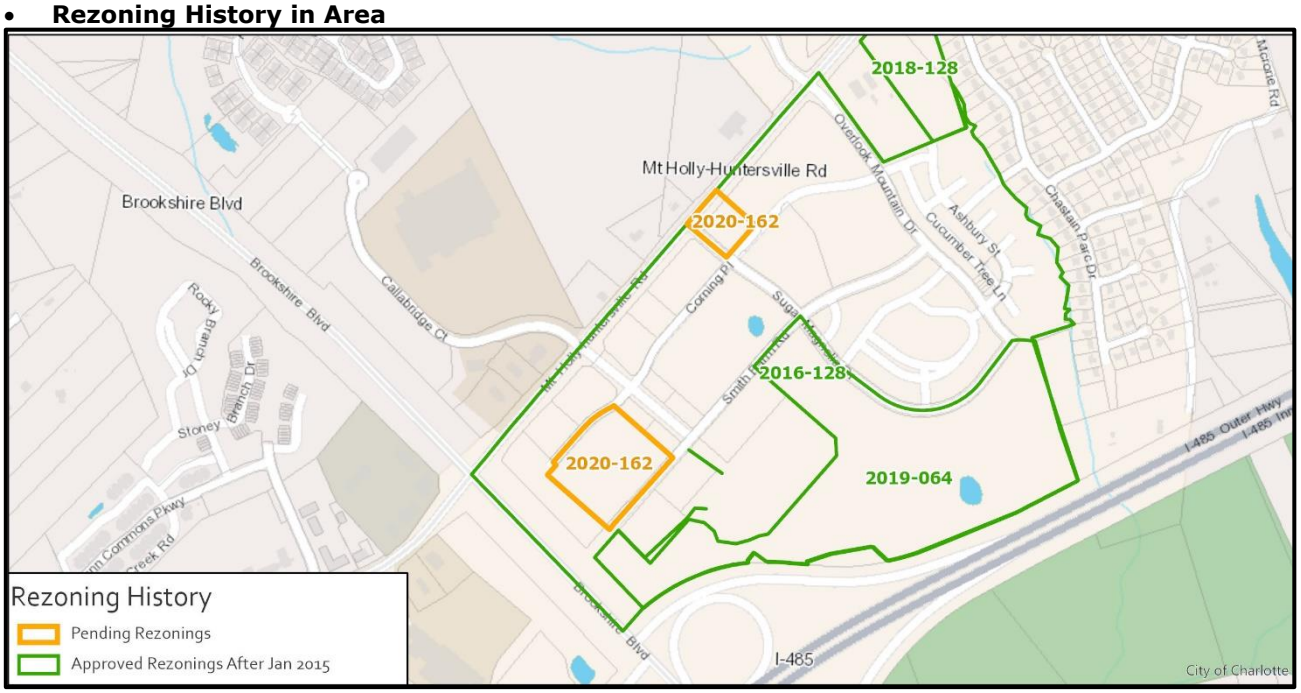


Rezoning 2016-128 rezoned 125.13 acres to modify an approved multi-use development with up to 415,000 square feet of retail; 165,000 square feet of office; 127,000 square feet of climate-controlled storage; 765 attached and detached residential units; and an option for an elementary or secondary school. It is part of the Riverbend development. The surrounding land uses include a mix of retail, office and residential uses.

The Riverbend Development.

The subject development areas outlined by the blue squares.

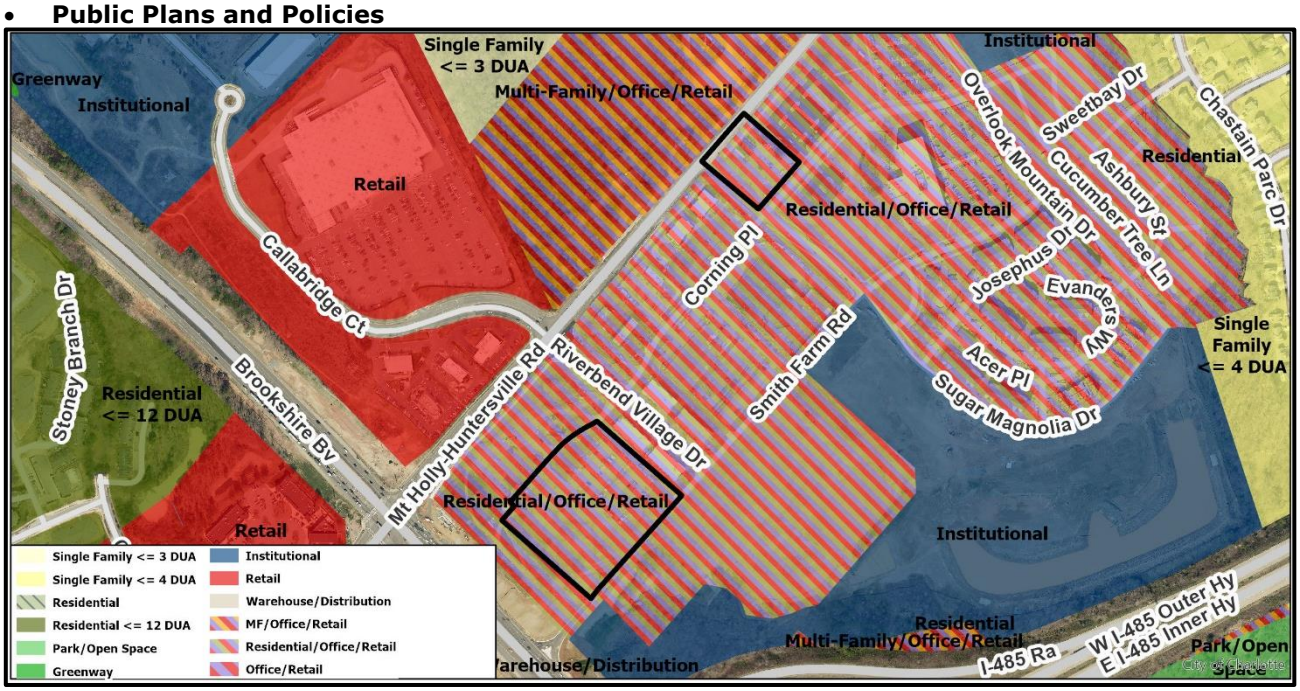
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-128	Rezoned 125.13 acres to modify an approved multi-use development with up to 415,000 square feet of retail; 165,000 square feet of office; 127,000 square feet of	Approved

	climate-controlled storage; 765 attached and detached residential units; and an option for an elementary or secondary school.	
2018-128	Rezoned 5.5 acres to allow 46,000 square feet of office and commercial uses.	Approved
2019-064	Rezoned 33.16 acres to allow up to 210,00 square feet of gross floor area for a hospital with a variety of medical office uses and clinics and including a helicopter landing pad.	Approved

- **Public Plans and Policies**



- The *Brookshire/I-485 Interchange Study (2002)* calls for Residential/Office/Retail for this site.

- **TRANSPORTATION SUMMARY**
  - The site is located on a class II limited access arterial road [Brookshire Boulevard] maintained by the State. The previous rezoning petition 2016-128 on this site required a TIS, and all required improvements have been constructed. The Petitioner has removed the right-out-only driveway and committed to meet ordinance requirements for planting strip and sidewalk improvements that front the proposed rezoning extents. All outstanding CDOT comments have been successfully resolved.
  - **Active Projects:**
  - Brookshire Blvd and Mount Holly-Huntersville Road Intersection Improvements (NCDOT TIP# U-6084).
  - Project status: In-construction.
- **Transportation Considerations**
  - ~~See Outstanding Issues, Notes 1-2.~~ Addressed
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 0 trips per day (based on vacant land).

  Entitlement: 37,177 trips per day (based on previous rezoning TIS).

  Proposed Zoning: 4,625 trips per day (based on 8,000 square-feet of retail and 60,000 square-feet of retail).

DEPARTMENT COMMENTS (see full department reports online)

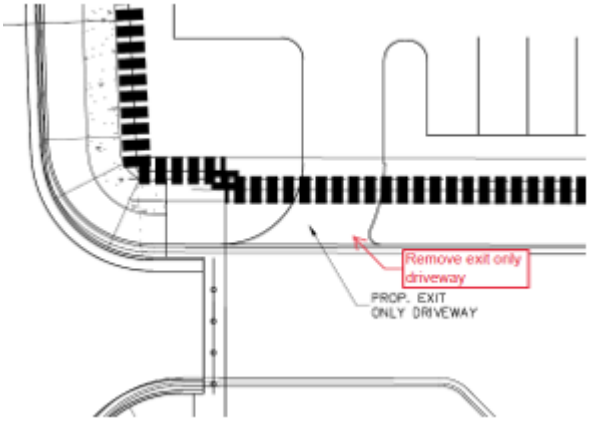
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.

- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 16 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 16 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mountain Island Pre-K-8 from 137% to 140%.
    - Hopewell High maintains at 93%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Shakedown Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Shakedown Street. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

~~1. Revise site plan and conditional note(s) to remove the proposed right-out only driveway on the privately maintained Corning Place, due to the proximity to the public street intersection with Sugar Magnolia Drive. This access was not proposed or approved within the original rezoning petition 2016-128.~~ Addressed



~~2. Revise site plan and conditional note(s) to show the required planting strip and sidewalk along both parcel road frontages, as approved within approved rezoning petition 2016-128. If the planting strip and sidewalks already exist or were recently constructed, please call-out all streetscape features that are existing.~~ Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

~~3. Verify all notes match from original rezoning for architectural and connectivity standards.~~ Addressed

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

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