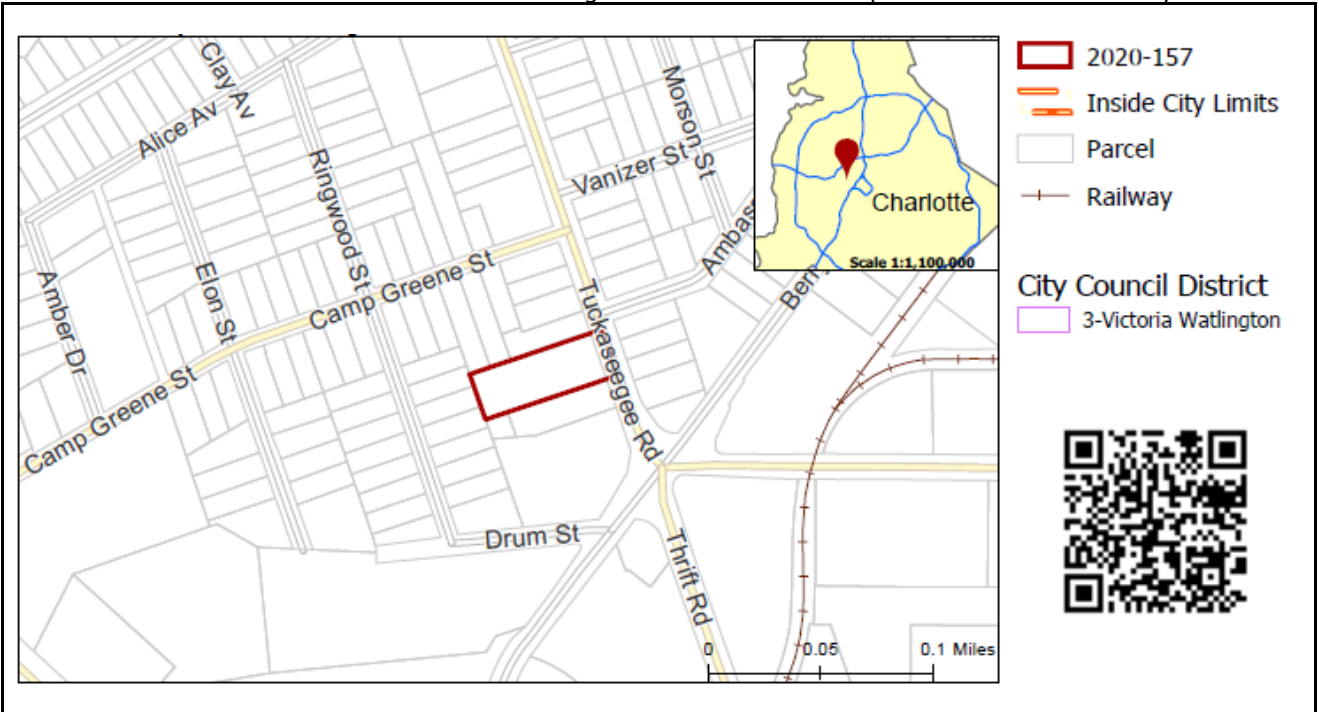


REQUEST

Current Zoning: B-1 (neighborhood business) and R-5 (single family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.76 acres located on the western side of Tuckaseegee Road between Camp Green Street and Berryhill Road.



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow all uses in the NS district in up to 16,000 square feet of building area.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Specialty Properties LLC
Specialty Properties LLC
Russell Fergusson

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

The petition is **consistent** with the retail land use recommendation for a portion of the site, and **inconsistent** with single family up to 5 dwelling units per acre for the remaining portion of the site, as per the Central District Plan.

Rationale for Recommendation

- The proposed neighborhood serving land use, while inconsistent with the back portion of the site, is consistent with most of the site, and the context of the existing land uses on Tuckaseegee Road.

- The proposed site plan commits to improving the streetscape by providing an 8’ planting strip and 6’ sidewalk.
- The proposed neighborhood services uses will support the existing neighborhood as well as new residences being developed in the vicinity of the site.
- The site is within close proximity to bus stops for CATS routes 8 and 34, offering an alternative form of transportation for citizens to reach the proposed neighborhood services.

The approval of this petition will revise the adopted future land use by the *Central District Plan*, from single family up to 5 DUA to retail land use for the portion of the site zoned R-5.

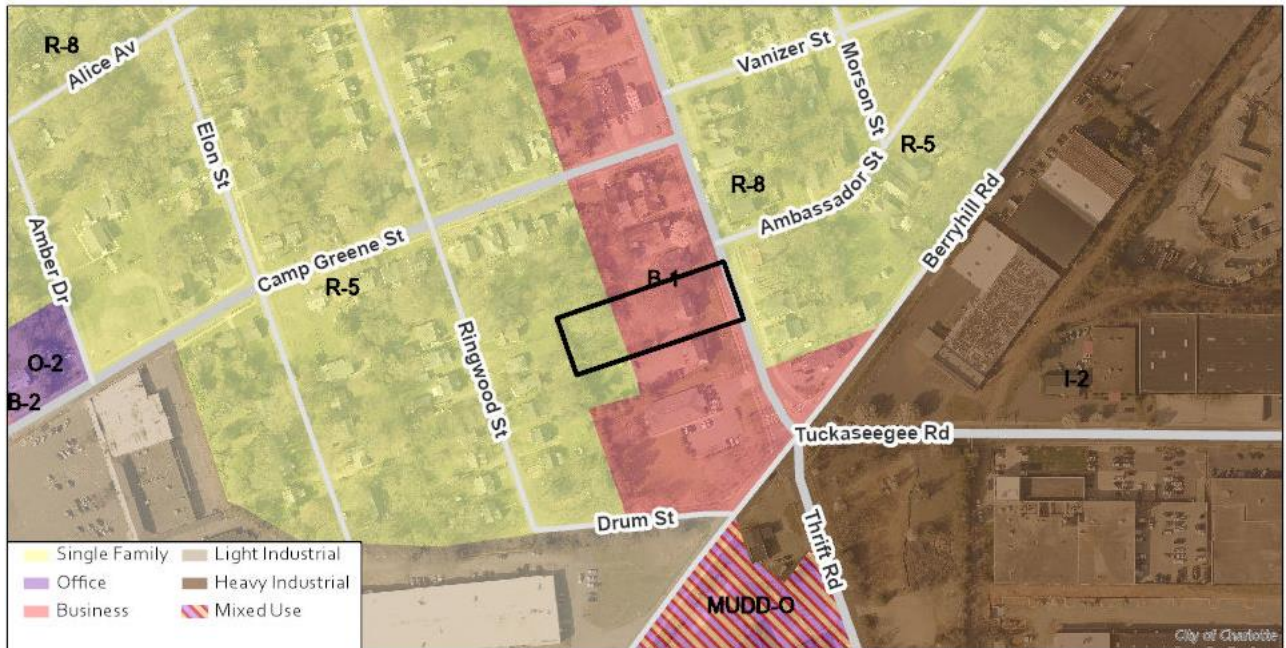
PLANNING STAFF REVIEW

• **Proposed Request Details**

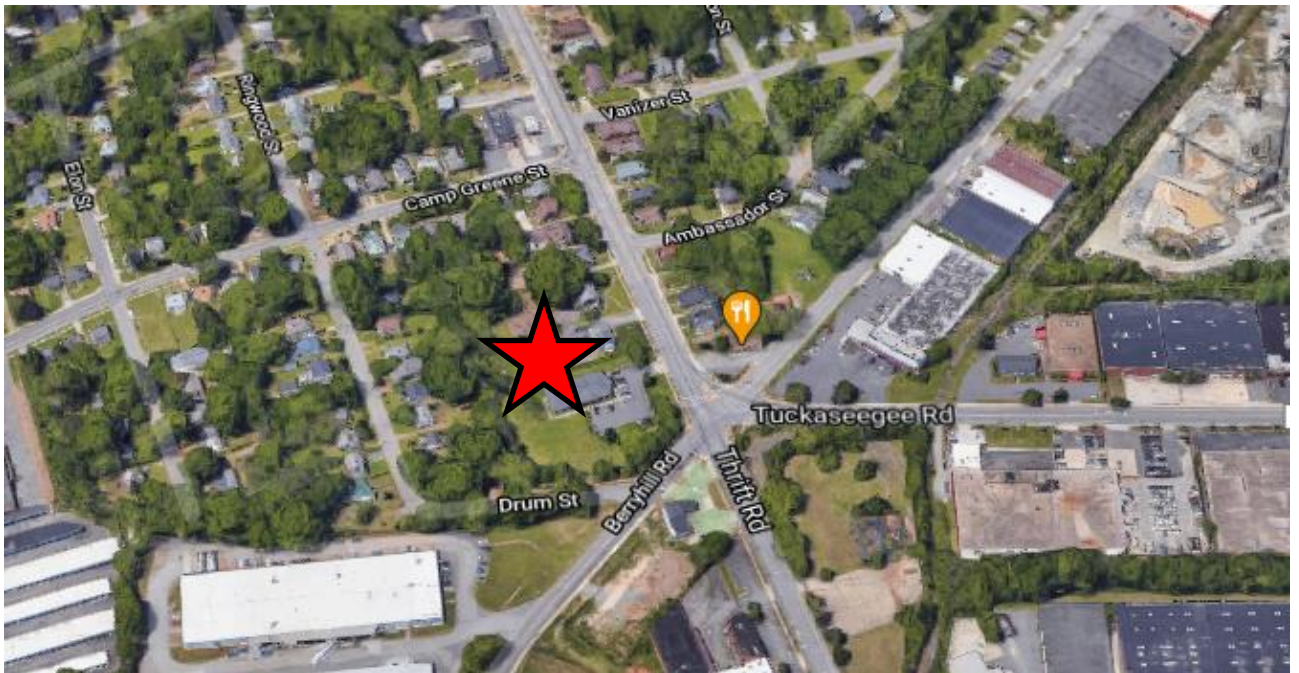
The site plan accompanying this petition contains the following provisions:

- Allows for all uses in the NS district.
- Permits a maximum of 16,000 square feet of uses in one or more buildings.
- Limits building height to 40’.
- Permits one driveway from Tuckaseegee Road, the exact location and configuration of which to be determined in consultation with CDOT during permitting.
- Provides off street parking at a minimum rate of one space per 600 square feet of gross floor area.
- Maintains shared internal drive access to adjacent parcels.
- Commits to providing an 8’ planting strip and 6’ sidewalk along Tuckaseegee Road with an option that the sidewalk may be located at back of curb.
- Commits to dedicating right-of-way to 2’ behind the future back of sidewalk.
- Provides a list of building materials to be used in construction.
- Affirms that all new lighting shall be full cut-off fixtures excluding lower decorative lighting that may be installed along the internal drive aisles, sidewalks, courtyards, and landscaping.

• **Existing Zoning and Land Use**



The site is located on Tuckaseegee Road, which has a mix of retail, personal service, and residential uses.



General location of subject property denoted by red star.



View of the site from Tuckaseegee Road.



The properties to the north are developed with residential and institutional uses.



The properties to the east are developed with residential and restaurant uses.



The properties to the south are developed with personal service and medical uses.



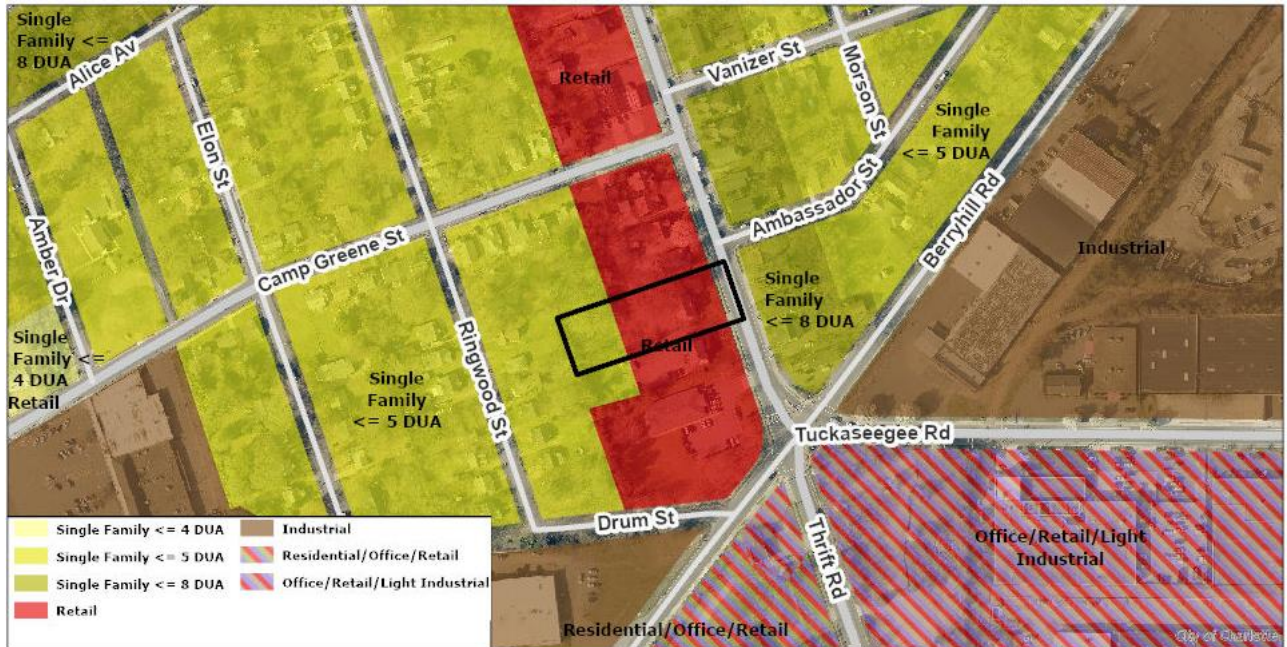
The properties to the west are developed with residential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-156	The petition rezoned 3.81 acres to MUDD-O to allow a mixed use development in two existing buildings.	Approved

• **Public Plans and Policies**



- The *Central District Plan (adopted 1993)*, recommends retail land use for the front portion of the parcel fronting Tuckaseegee Road, and single family up to 5 DUA for the remaining back portion of the site.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained, minor thoroughfare road [Tuckaseegee Road]. The petitioner has coordinated the proposed streetscape improvements along Tuckaseegee Road with CDOT's active CIP project: Tuckaseegee/Berryhill/Thrift Roundabout, by including the proposed curblines of the associated roundabout. The petitioner needs to reorient the proposed sidewalk from back of curb to behind the proposed planting strip, as shown in the Charlotte Land Development Standards Manual (CLDSM), where the two are flipped on the current site plan.

- **Active Projects:**

- Tuckaseegee/Berryhill/Thrift Roundabout

- The project will replace the signalized intersection with a roundabout. Additional project components include crosswalks, sidewalks, planting strips, landscaping, decorative lighting and utility relocation.
- Project in Bid phase, anticipated Construction mid-2021 (completion mid-2022)
- General Service Project Manager: Allison Brickey (abrickey@charlottenc.gov ; (704) 621-5916)
- CDOT Project Manager: Alfred Oyoyo (Alfred.Oyoyo@ci.charlotte.nc.us)
- <https://charlottenc.gov/Projects/Pages/TuckaseegeeBerryhill.aspx>

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-2.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 40 trips per day (based on 3,385 square feet of office).

Entitlement: 1,055 trips per day (based on 7,700 square feet of retail and one single family dwelling).

Proposed Zoning: 1,730 trips per day (based on 16,000 square feet of retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No comments submitted.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES

Transportation

1. Label and dimension the curb and gutter from the centerline for each road on the site plan.
2. Revisions are needed on the site plan and conditional note (Section 7.B) to relocate the proposed 8-foot planting strip to the Tuckaseegee Road back of curb, separating the proposed 6-foot sidewalk from the roadway, as required within Chapter 19-174 of the City Code, to allow the planting strip to function as necessary.

Site and Building Design

3. The proposed building setback should be roughly the same as the predominant setback on the block and adjacent buildings. Please revise proposed building envelope accordingly.
4. Provide a minimum 10' vegetative buffer where abutting single family residential zoning or use.
5. Add the following urban design notes as listed in staff comments to the site plan:
 - a. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - b. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - c. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - d. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - e. Buildings should be a minimum height of 22'.
 - f. Multi-story buildings should have a minimum of 20% transparency on all upper stories.

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

Planner: Joe Mangum (704) 353-1908