

REQUEST	Current Zoning: MUDD-O (mixed use development, optional) Proposed Zoning: B-1(CD) (neighborhood business, conditional)
LOCATION	Approximately 5.89 acres located on the west side of Archdale Drive, also abutting Interstate 77, near the intersection of Archdale Drive and High Meadow Lane. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow the development of a vacant parcel for a 19,700-square foot indoor/outdoor pet services facility and 12,100 square feet of uses permitted in the B-1 (neighborhood business) district, with the exception of some B-1 uses including automobile sales, convenience stores with fuel sales, and accessory drive-through windows for entertainment/eating/drinking establishments.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	People's Bank The Myers Y. Cooper Company Mark Fee
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Southwest District Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends a range of multi-family, office and retail uses in a walkable and cohesive development for the area east of I-77 and located on both sides of Archdale Drive. <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The commercial portion of the site is designed to support a walkable environment, with the building(s) easily accessible from and oriented to the public sidewalk, which will complement the multi-use walkable development proposed across Archdale Drive; and • The proposed indoor/outdoor pet services facility is adjacent to the interstate and away from future residential development across Archdale Drive, to ensure that it does not negatively impact the original development concept for the area across Archdale Drive; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: <p><u>Site Design</u></p> <ol style="list-style-type: none"> 1. Provided landscape screening along the western property line/I-77 frontage. 2. Provided a note that water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other similar features. <p><u>Administrative</u></p> <ol style="list-style-type: none"> 1. Filed an administrative amendment to petition 2006-131 to eliminate the existing entitlements for the subject property from that rezoning. The administrative amendment has been submitted and is ready for processing following the scheduled decision for the petition.
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	<p><u>Technical Revisions</u></p> <p>1. Provided the following note under the Environmental Features heading: "The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."</p>
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VOTE	<p>Motion/Second: Wiggins/Dodson</p> <p>Yeas: Dodson, Lathrop, Labovitz, Nelson, Sullivan, Wiggins</p> <p>Nays: None</p> <p>Absent: Eschert</p> <p>Recused: None</p>
ZONING COMMITTEE DISCUSSION	Staff provided a brief summary of the petition and the changes since the public hearing. There was no further discussion.
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:

- Division of 5.89 acres into two lots: Lot A, located along the I-77 frontage; and Lot B, located along the Archdale Drive frontage.
- Access from a single existing access point off Archdale Drive.
- All buildings will use stone or other masonry at a minimum of three-foot height.
- All buildings will provide prominent pedestrian entrances which are oriented to the public street and recessed into the face of the building.
- Specifies that the water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other similar features.
- Lot A
 - Uses are limited to a 19,700-square foot pet services business with indoor/outdoor use.
 - Building elevations indicating proposed building materials which include split-face concrete masonry units, vertical metal siding, metal roofing, stone veneer, and vinyl shutters.
 - Provides landscaping along I-77 frontage.
- Lot B
 - All building(s) will be designed to encourage pedestrian scale activity by providing combinations of windows, doors, art, landscaping, and architectural details. Windows visible from the public street will be transparent and blank walls will not exceed 20 feet in length.
 - Parking will not be allowed between any buildings on Lot B and Archdale Drive.
 - All uses permitted in the B-1 (neighborhood district) are allowed except:
 - automobile/motorcycle sales,
 - convenience stores with gasoline sales,
 - animal crematoriums,
 - civic/social service/fraternal facilities,
 - dwellings,
 - equipment rental/leasing within an enclosed building,
 - fences/fence material sales, and
 - accessory drive-through facilities associated with an eating/drinking/entertainment establishment.

• **Public Plans and Policies**

- The *Southwest District Plan* (1991), as amended by rezoning petition 2006-131, recommends multi-family, office, retail uses in a pedestrian-friendly form for the area in which the site is located.

TRANSPORTATION CONSIDERATIONS

- This site is located along a minor thoroughfare, with adequate capacity to accommodate the expected traffic. The primary considerations for this site are safe access and improving the sidewalk system along Archdale Drive. This site plan provides for safe access and builds a continuous sidewalk along the site frontage.
 - **Vehicle Trip Generation:**
 - Current Zoning: 4,100 trips per day (two hotels with 240 rooms total and 17,000 square feet of retail)
 - Proposed Zoning: 2,450 trips per day (21,153 square feet of non-residential uses)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Transportation Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review

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