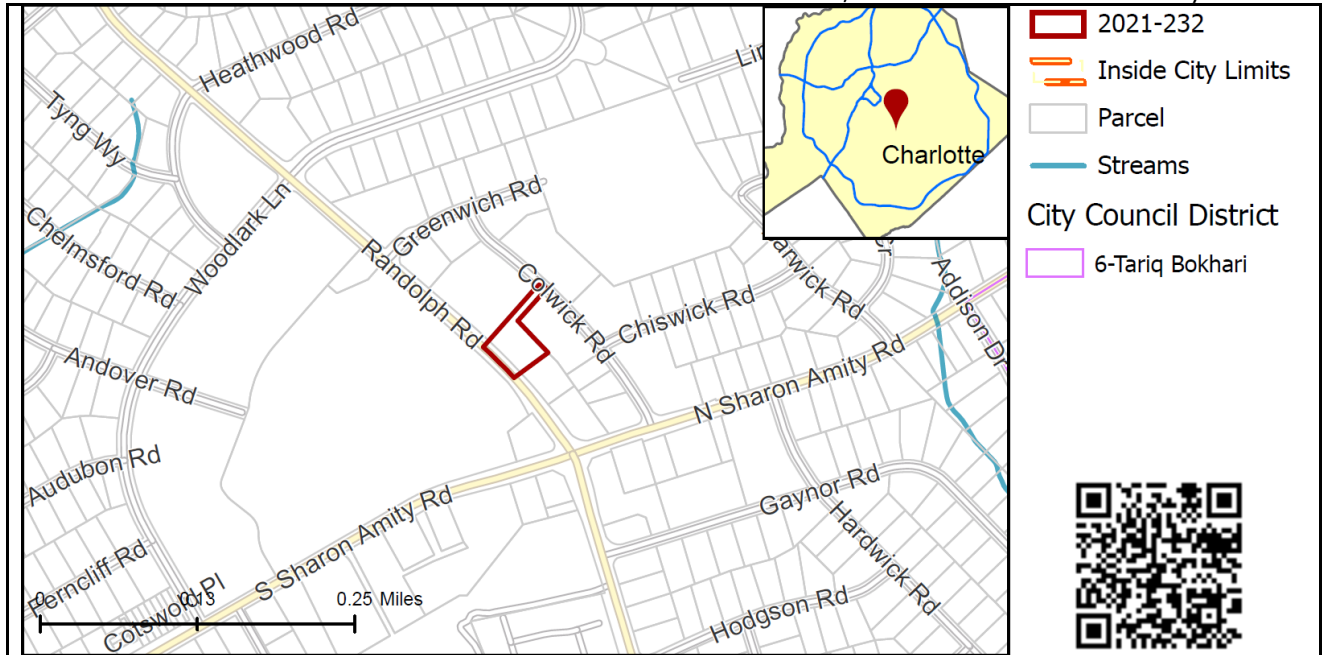


REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 0.88 acres bound by the east side of Randolph Road and west side of Colwick Road, north of North Sharon Amity Road.



SUMMARY OF PETITION

The petition proposes to demolish the existing eating, drinking, entertainment establishment (EDEE) and accessory drive through and replace it with an EDEE with drive through only service in the Cotswold area.

PROPERTY OWNER

BIB, LLC

PETITIONER

Chick-Fil-A, Inc

AGENT/REPRESENTATIVE

John Carmichael/ Robinson, Bradshaw & Hinson

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0.

**STAFF
RECOMMENDATION**

Staff does not recommend approval in the current form as the number of allowed uses is too large and many B-1 uses would not be compatible with the area. Therefore, staff requests resolution of outstanding issues related to land use and transportation.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood Center.

Rationale for Recommendation

- Neighborhood Center Place type supports some auto-oriented use that are well designed to support walkability.
- The proposal improves pedestrian access to the site with clearly marked pedestrian walkways from the public sidewalk to the building and parking areas.

- Replaces the existing back of curb sidewalk with an 8'ft planting strip and 8 ft sidewalk improving pedestrian safety and experience along Randolph Road frontage.
- The proposed site design increases drive through capacity and functionality to improve issues with traffic blocking the sidewalk and backing up onto Randolph Road.
- The site is located in an area with other business uses including auto oriented uses with drive through service lanes.
- The site is currently developed with an EDEE with accessory drive through service lane.
- Although the plan proposes no indoor seating it provides a patio with outdoor seating.

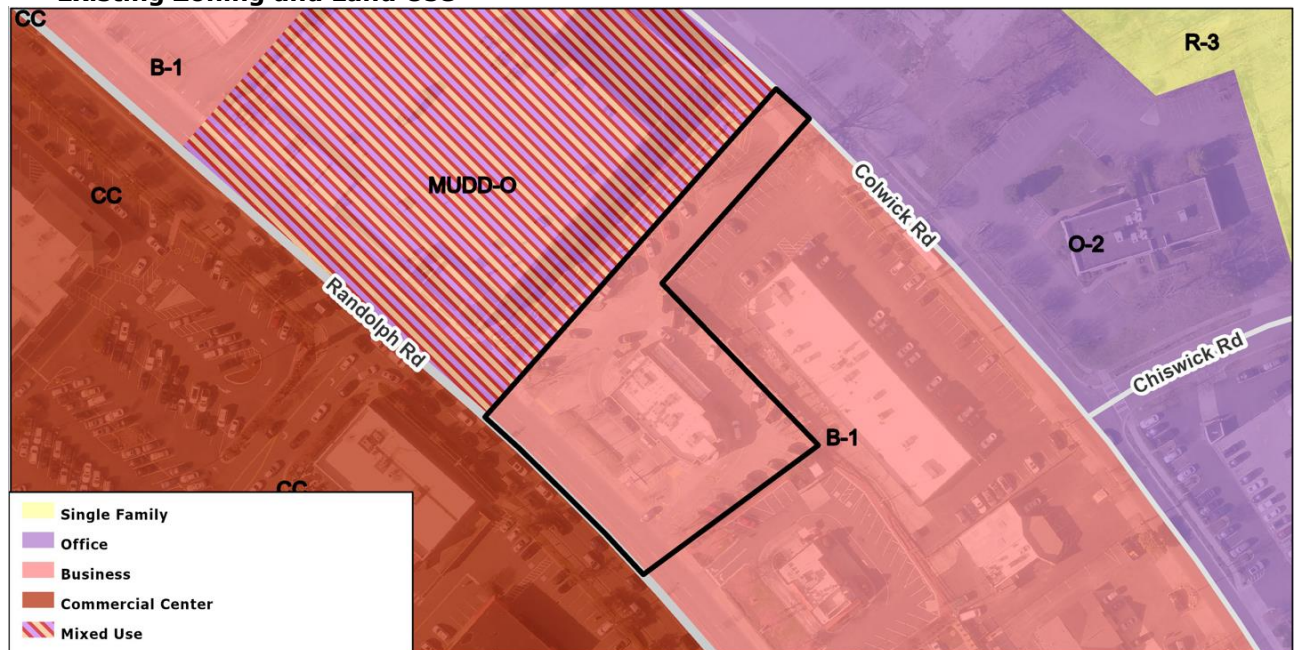
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Demolishes the existing EDEE with accessory drive through service facilities.
- Allows the following uses: an EDEE with drive through only service (no indoor seating), a financial institution, and all other uses permitted in the B-2 district that are also permitted in the B-1 district.
- Indicates the proposed building, two drive through service lanes and a by-pass lane.
- Access via a right in and right out only at the southern end of the site. A right out only at the northern end of the site on Randolph Road and a full movement access at the rear of the site onto Colwick Rd.
- Constructs an 8 ft planting strip and 8 ft sidewalk along Randolph Road and provides a sidewalk utility easement to accommodate future construction of a 12 ft multi-use path.
- Provides annotated building elevations illustrating the architecture of the building.

• Existing Zoning and Land Use



The site is located in the Cotswold neighborhood center an area with a mixture of office and business uses.



The Cotswold shopping center is west of the site (indicated by the red star above). There are business uses along Randolph Road and South Sharon Amity Roads with other commercial and office uses along Colwick Rd. Auto oriented uses such as automobile service stations and uses drive through service lanes are primarily located along the frontages of Randolph and S. Sharon Amity Roads.



The site is developed with an EDEE with accessory drive through service lanes.



North of the site is a grocery store.



East of the site along Colwick Road are business uses. Pending rezoning RZP-2021-263 is across Colwick Road from the site.

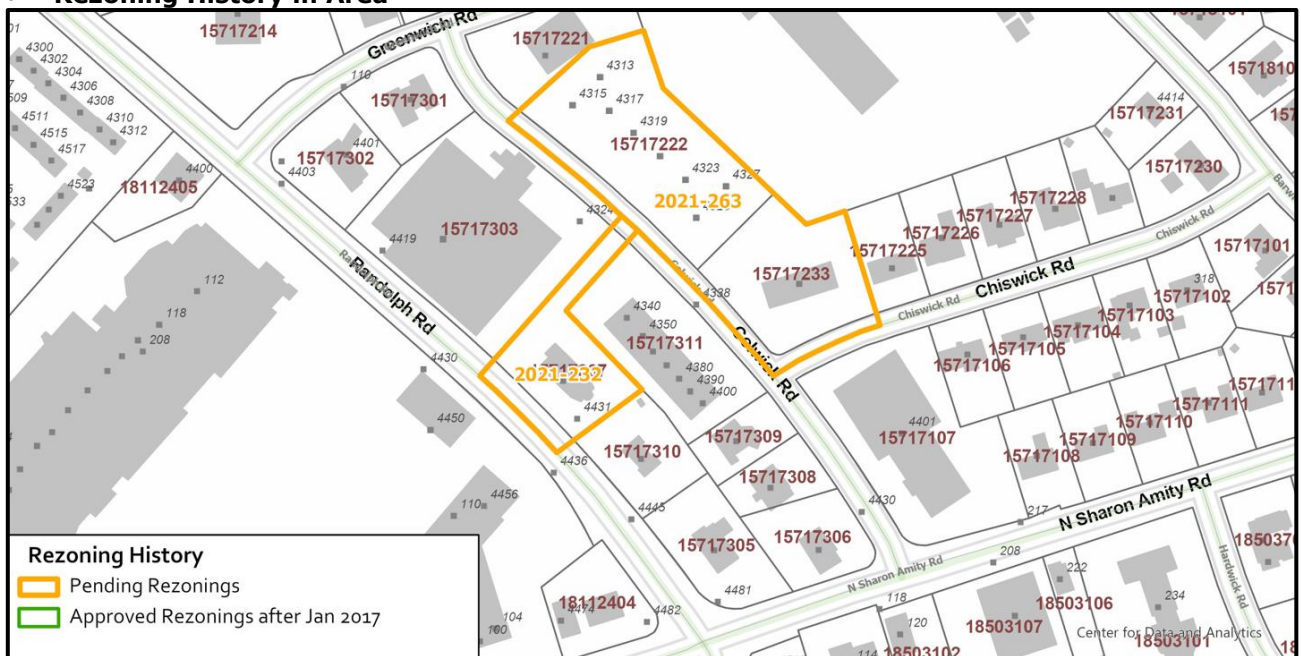


South of the site is an EDEE with accessory drive through service lane.



West of the site, across Randolph Rd, are business uses in the Cotswold Shopping Center.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-263	2.8 acres, east of the site, on Colwick Road from O-2 to MUDD(CD) to allow up to 260 multi-family units and 30,000 square feet of office use.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood Center place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Randolph Road, a City-maintained major thoroughfare. A Traffic Technical Memorandum (TTM) is needed for this site. CDOT has coordinated with the petitioner to provide right-of-way and a sidewalk utility easement to accommodate a future 12-foot multi-use path along the site's frontage in accordance with the Charlotte's BIKES Plan. Petitioner has committed to construct pedestrian facilities along the site's frontage in accordance with the Charlotte's WALKS Plan and Chapter 19 of the City's ordinances. CDOT continues to work with the developer on the location of the Randolph Road Access. Additional traffic mitigation comments may be forthcoming once the TTM is approved by CDOT

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 2.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,980 trips per day (based on fast food with drive through).

Entitlement: 1,980 trips per day (based on fast food with drive through).

Proposed Zoning: 1,980 trips per day (based on fast food with drive through).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Randolph Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Randolph Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUESLand Use

1. Remove Note 2.(3) as the list of B-1 uses also allowed in B-2 is too large and many of the uses would not be possible or compatible with the area.

Transportation

2. Relocate western right-out driveway 15' to the east along Randolph Road to provide additional spacing between existing Publix driveway and to not preclude installation of potential traffic signal equipment and markings.

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

Planner: John Kinley (704) 336-8311

Goals Relevant to Rezoning Determinations Petition 2021-232

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (February 2022) and when the **Policy Map** is adopted (anticipated March 28, 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	Goal 5: Safe & Equitable Mobility Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.	
	Goal 6: Healthy, Safe & Active Communities All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.	N/A
	Goal 7: Integrated Natural & Built Environments Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	N/A
	Goal 8: Diverse & Resilient Economic Opportunity Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.	
	Goal 9: Retain Our Identity & Charm Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	N/A
	Goal 10: Fiscally Responsible Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth	N/A