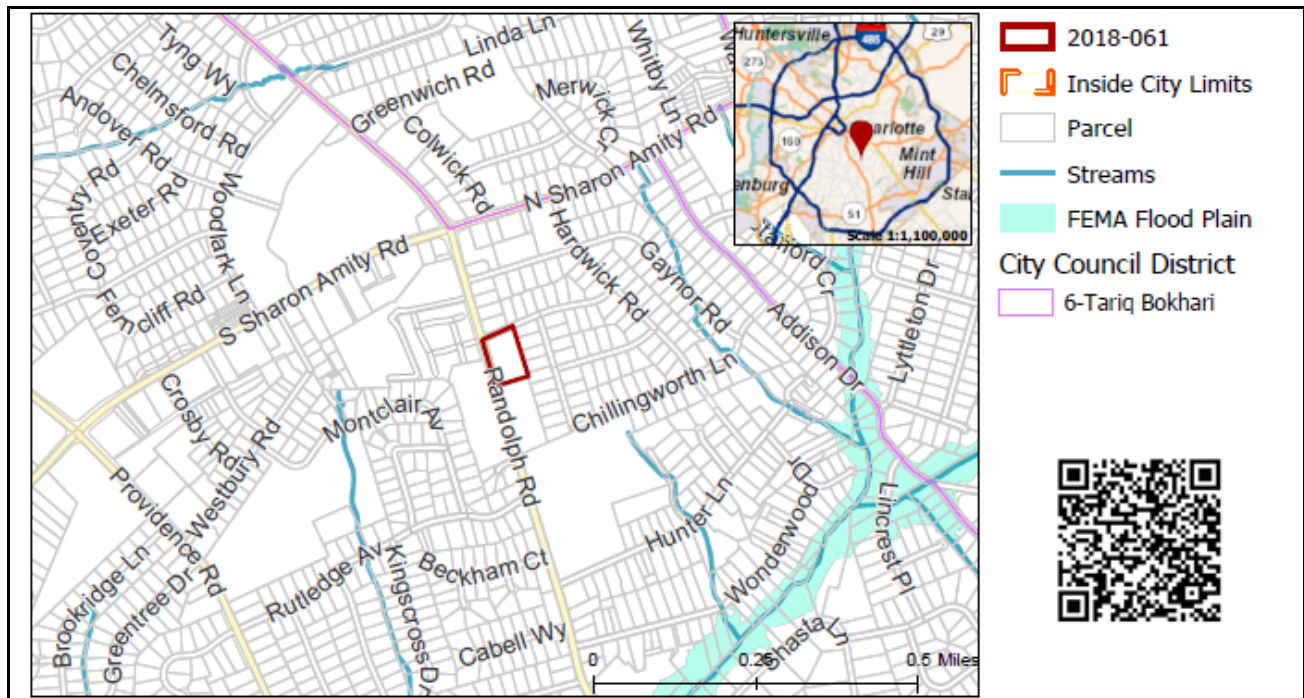


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 2.192 acres located on the east side of Randolph Road, south of Hodgson Road.
(Council District 6 - Bokhari)



SUMMARY OF PETITION

The petition proposes up to 28,100 square feet of medical office, dental, and optical uses in a single building.

PROPERTY OWNER

GRE Charlotte, Inc.

PETITIONER

MPV Properties

AGENT/REPRESENTATIVE

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 31.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the *South District Plan*, which recommends institutional uses.

Rationale for Recommendation

- The site is appropriate for office use given its location on a major thoroughfare on the southern edge of the Cotswold Activity Center.
- The office use is compatible with and will serve the nearby uses on Randolph Road both within and outside of the Activity Center, including the abutting nursing home and the surrounding residential uses.
- The office use creates a transition between Randolph Road and adjacent single family uses and buffers adjacent single family lots with a landscape buffer and screening wall.
- The site design strengthens and supports the desired pedestrian-oriented development form along Randolph Road with the building oriented to the street and the provision of a 12-foot wide

multi-use path to facilitate pedestrian activity and connectivity along the corridor.

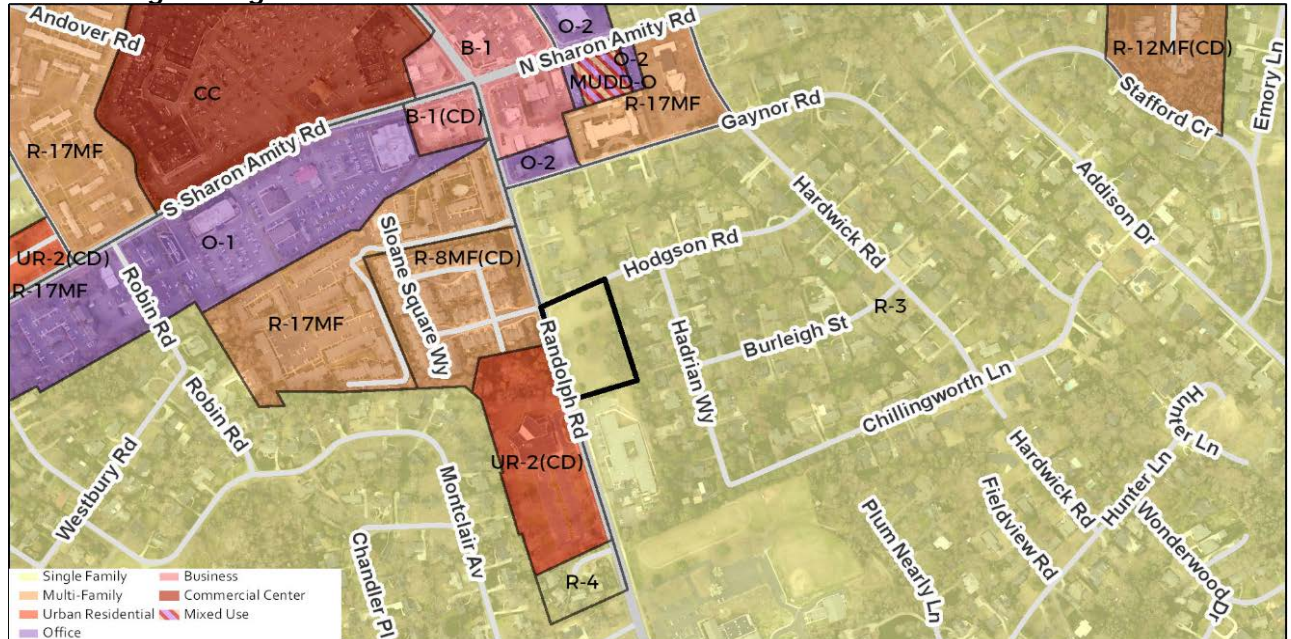
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 28,100 square feet of medical office, dental and optical uses in one building limited to two stories. The building is limited to a minimum height of 22 feet and a maximum height of 40 feet.
- Randolph Road and Hodgson Road building elevations are provided.
- General medical urgent care is prohibited but specialty orthopedic practice with extended hours is permitted.
- Sole site access provided from Randolph Road.
- Building façade fronting Randolph Road, with commitments on the minimum amount of glass and masonry, and a door that is oriented to Randolph Road.
- A 20-foot wide Class C buffer along the eastern property boundary abutting single family dwellings, along with an eight-foot high brick wall. This buffer will require four trees and twenty shrubs per 100 linear feet.
- A 13.5-foot wide Class C buffer along with an opaque fence abutting the institutional use in single family zoning to the south. This buffer will require three trees and fifteen shrubs per 100 linear feet.
- A 12-foot wide multi-use path along the site frontage on Randolph Road.
- A 3.5-foot high brick wall will be provided along Hodgson Road and Randolph Road, with decorative landscaping between the proposed wall and the public sidewalk.
- A CATS bus stop waiting pad along the site's frontage on Randolph Road designed and constructed per Charlotte Land Development Standards.

• **Existing Zoning and Land Use**



- The subject property is vacant.
- Surrounding uses include single family and multi-family residential. North, at the intersection of Sharon Amity Road and Randolph Road is Cotswold shopping center along with other office and retail uses. To the south is Curis Transitional and Rehabilitation Center and Providence Baptist Church.



The subject property is zoned R-3 (single family residential) and is vacant.



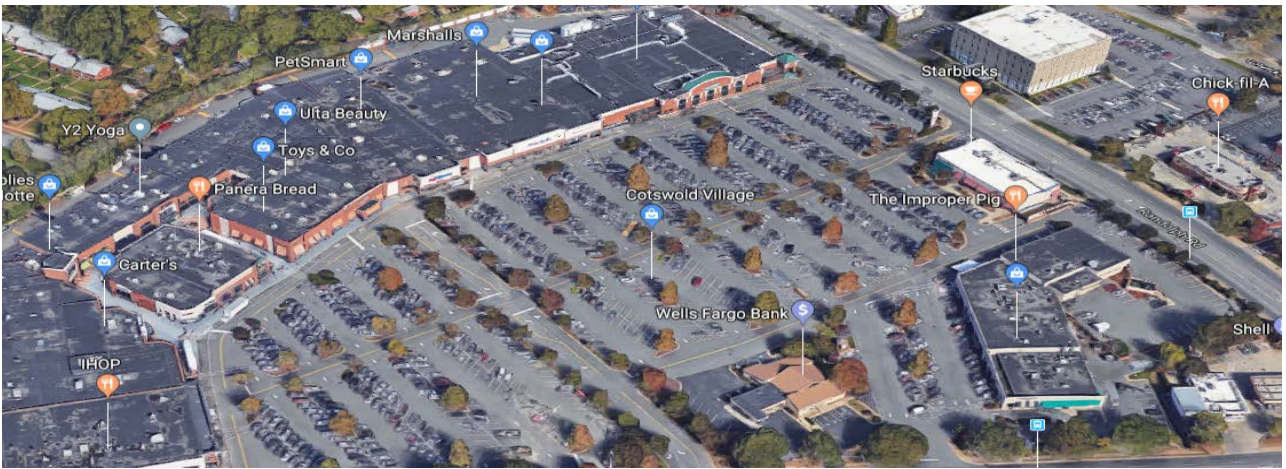
Properties to the north along Randolph Road are single family Homes.



Curis Transitional and Rehabilitation Center abuts the property to the south.



Properties to the west are multi-family attached dwellings.



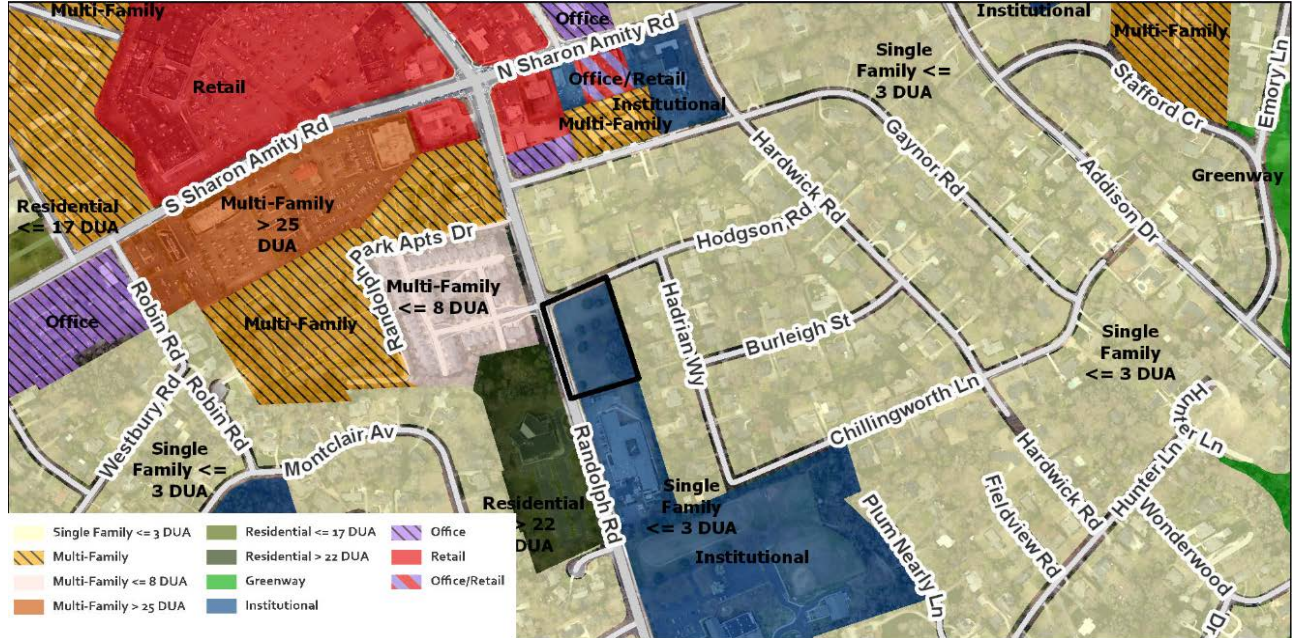
The Cotswold Shopping Center is located nearby to the north at Randolph Road and Sharon Amity Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-24	Rezoned 6.01 acres from R-3 (single family residential) and R-8MF(CD) (multi-family residential, conditional) to UR-2(CD) (urban residential, conditional) with five-year vested rights	Approved
2016-18	Rezoned 1.45 acres from R-17MF (multi-family residential) to UR-2(CD) (urban residential, conditional) to allow up to 19 single family attached units at a density of 13.7 units per acre.	Approved

• **Public Plans and Policies**



- The *South District Plan* (1993) recommends institutional uses for the subject property.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major thoroughfare. The site plan commits to a multi-use path along the sites frontage and the reservation of necessary land for a possible future left turn lane.
- See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 0 trips per day (based on vacant).
 Entitlement: 80 trips per day (based on six single family dwellings).
 Proposed Zoning: 880 trips per day (based on 28,100 medical clinic).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 2
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Hodgson Road and via an existing eight-inch water distribution main located along Randolph Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Randolph Road.
- **Engineering and Property Management:**
 - **Arborist:** Trees in the right-of-way on Hodgson Road are required to be preserved and protected throughout the life of the project. As such, the width of the required planting strip shall be required to be widened to preserve existing trees. Additionally, the required sidewalk that will be installed within the dripline of the existing trees shall be required to meander to preserve existing trees; if the new sidewalk is required to be installed within the dripline of the existing trees, it will be required to be installed to bridge tree roots in accordance with CLDS 40.11. See Outstanding Issues, Note 3.
 - **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 ISSUESTransportation

1. ~~Revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ Addressed
2. ~~CATS requests a bus pad on Randolph Road.~~ Addressed

Environment

3. ~~The petitioner should submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. The tree survey may be completed by a landscape architect, surveyor, or other land development professional.~~ Addressed
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704-336-8327)