

REQUEST

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

LOCATION

Approximately 0.58 acres located on the east side of Randolph Road, west of Colwick Road, and north of North Sharon Amity Road.



SUMMARY OF PETITION

The petition proposes to redevelop the existing EDEE (eating, drinking, entertainment establishment) with an updated building and site design located in the Cotswold mixed use activity center.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

BJ Development Corporation
Anita Thomas
Sara Shirley, American Engineering

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 upon resolution of the remaining transportation issue related to sidewalk transitions.

Plan Consistency

The petition is **consistent** with the *South District Plan* recommendation for retail use.

Rationale for Recommendation

- The proposal demolishes the existing 2,108 square foot EDEE and allows an EDEE up to 1,500 square feet.
- Improves drive through stacking with dual lanes.
- Improves pedestrian experience along Randolph Road by installing a sidewalk connection from the public sidewalk to the building, a planting strip and sidewalk along the frontage and screening the drive through lane with a screen wall and landscaping.
- Improves transit access by installing a CATs bus shelter pad on the site frontage.

- Provides pedestrian access from the public sidewalk to the building.

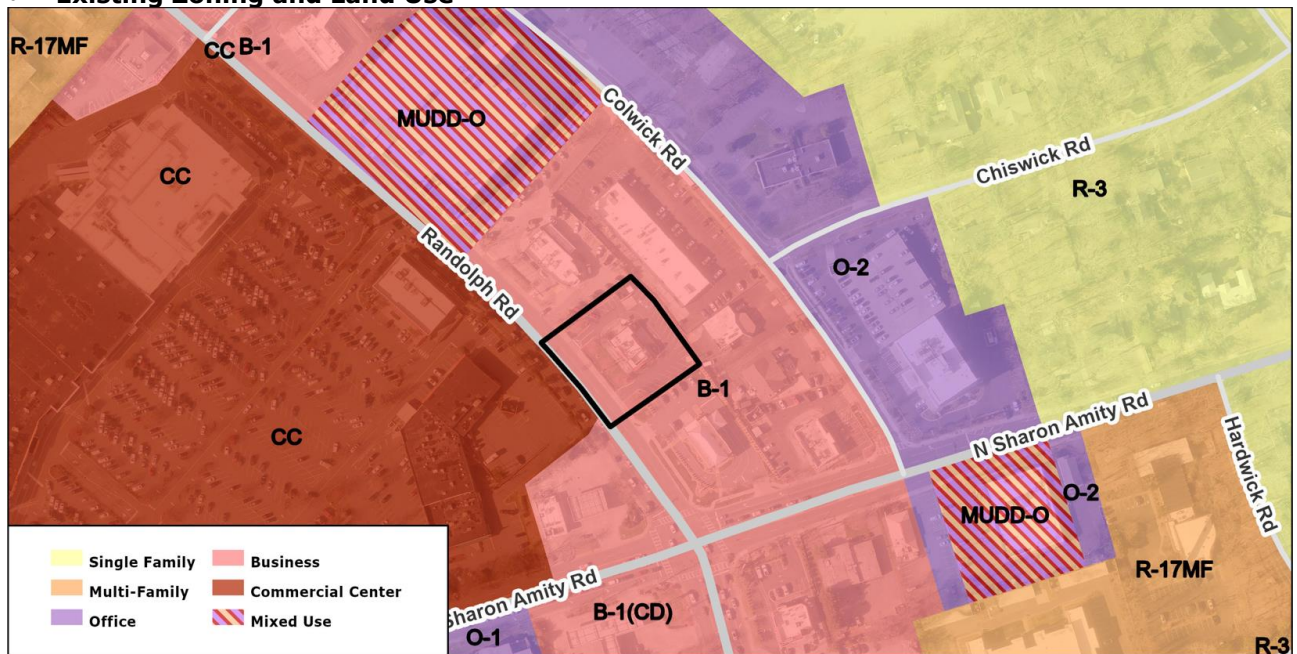
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Demolishes the existing 2,108 square foot EDEE and allows a new EDEE with up to 1,500 square feet and no indoor seating.
- Reduces the number of parking spaces and installs dual drive through lanes.
- Dedicates 50 ft of right-of-way from the centerline of Randolph Road.
- Constructs an 8ft planting strip and 6 ft sidewalk along the site frontage.
- Provides the building design standards related to the following:
 - Facades facing public streets containing combination of windows and doors with a minimum percentage of transparent glass.
 - Minimum percentage of masonry materials on facades facing public street
 - Limits expanses of blank walls to 20 ft in all directions and provides architectural features to break up facades.
- Limits the building height to 22 feet.
- Installs a 3ft tall screen wall with one 18" tall seat wall section and landscaping between the sidewalk and building/drive thru.

• Existing Zoning and Land Use



The area contains a mixture of commercial, office and residential uses in a mix of zoning districts. Single family residential neighborhoods are located around the edges of the activity center



The site is located in the Cotswold mixed use activity center, an area with a mix of uses.



The site is developed with and EDEE with a drive thru.



North of the site is an EDEE with drive thru fronting Randolph Road



South of the site, at the corner of Randolph Road and Sharon Amity Road is a financial institution with drive thru.

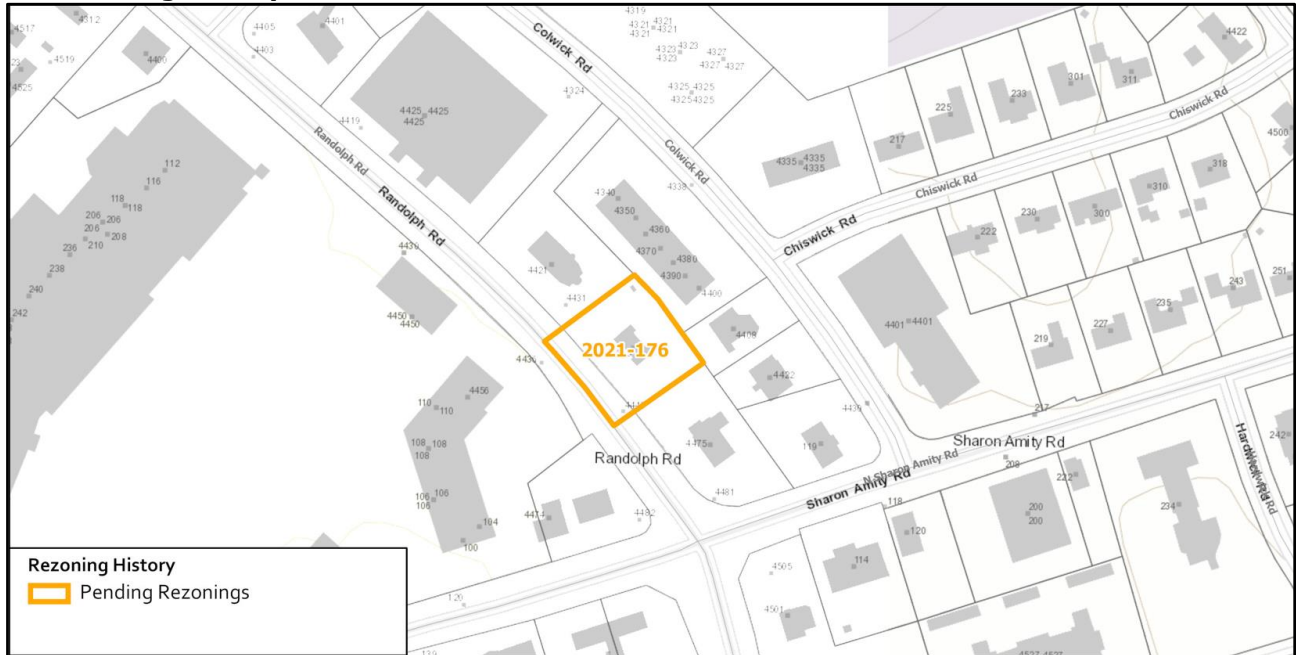


East of the site are commercial, and office uses fronting Colwick Road



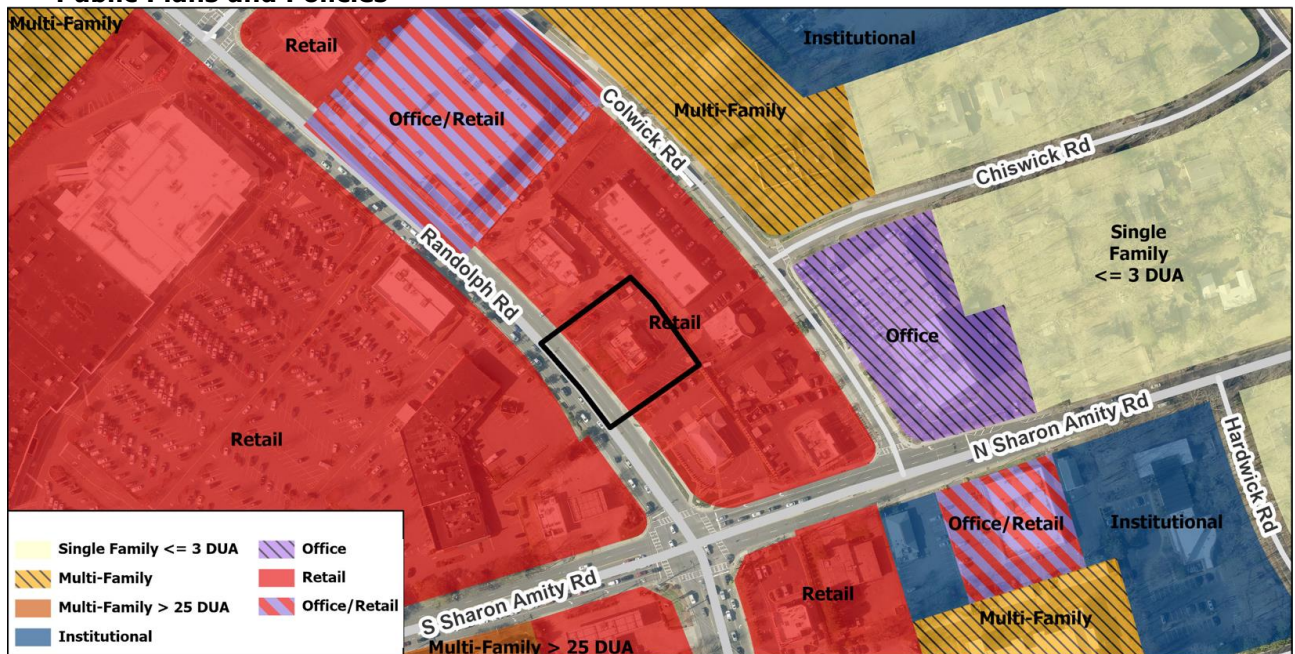
West of the site is the Cotswold shopping center.

- **Rezoning History in Area**



No recent rezonings in the area.

- **Public Plans and Policies**



- The *South District Plan* (1993) recommends retail use for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to Randolph Road, a City-maintained major thoroughfare northwest of North Sharon Amity Road, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. The site plan commits to providing pedestrian facilities along their frontage per Chapter 19 of the City's Ordinance. CDOT continues to request the sidewalk transition at the site's north and south limits per CDOT standards.
 - **Active Projects:**
 - No active projects in the area.
 - **Transportation Considerations**
 - See Outstanding Issues, Note 3
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 995 trips per day (based on 2,108 sqft drive thru EDEE).

Entitlement: 870 trips per day (based on 5,800 sqft retail).
Proposed Zoning: 615 trips per day (based on drive thru EDEE).

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:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **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 Rd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 800 feet west of the rezoning boundary on Randolph Rd.. No outstanding issues.
- **Erosion Control:** 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. ~~Amend the site plan so that the 5 ft internal sidewalk connects to the public sidewalk rather than striping off the driveway. If the location remains create a curb and ramp for pedestrian crossing the drive aisle.~~ Addressed
2. ~~Amend the seat wall to be a minimum of 3 feet in height with a mixture of wall and landscaping. The wall shall include masonry accents to match the primary structure. The wall should incorporate at least one functional seat, as shown the shrubs would block the wall.~~ Addressed

Transportation

3. ~~Revise site plan and condition note(s) to commit to maintaining a consistent offset from the back of curb to the sidewalk along the site's frontage. Developer to transition to the adjacent sidewalk at the property line using CLDSM 10.23 or at the property line with an interim perpendicular tie in. Refer to markups within CDOT's memo.~~ Not Addressed

REQUESTED TECHNICAL REVISIONSSite and Building Design

4. ~~Amend Architectural note IV B. D. to change should to shall.~~ Addressed
5. ~~Remove Architectural note IV B.H. as the building is not multi story.~~ Addressed
6. ~~Amend Architectural note IV B.G to provide the maximum building height rather than minimum.~~ Addressed

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





Planner: John Kinley (704) 336-8311









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-176

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 and adopted (anticipated early 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.	X
	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.	X
	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.	X

	<p>Goal 5: Safe & Equitable Mobility</p> <p>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.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>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.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>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</p>	<p>N/A</p>