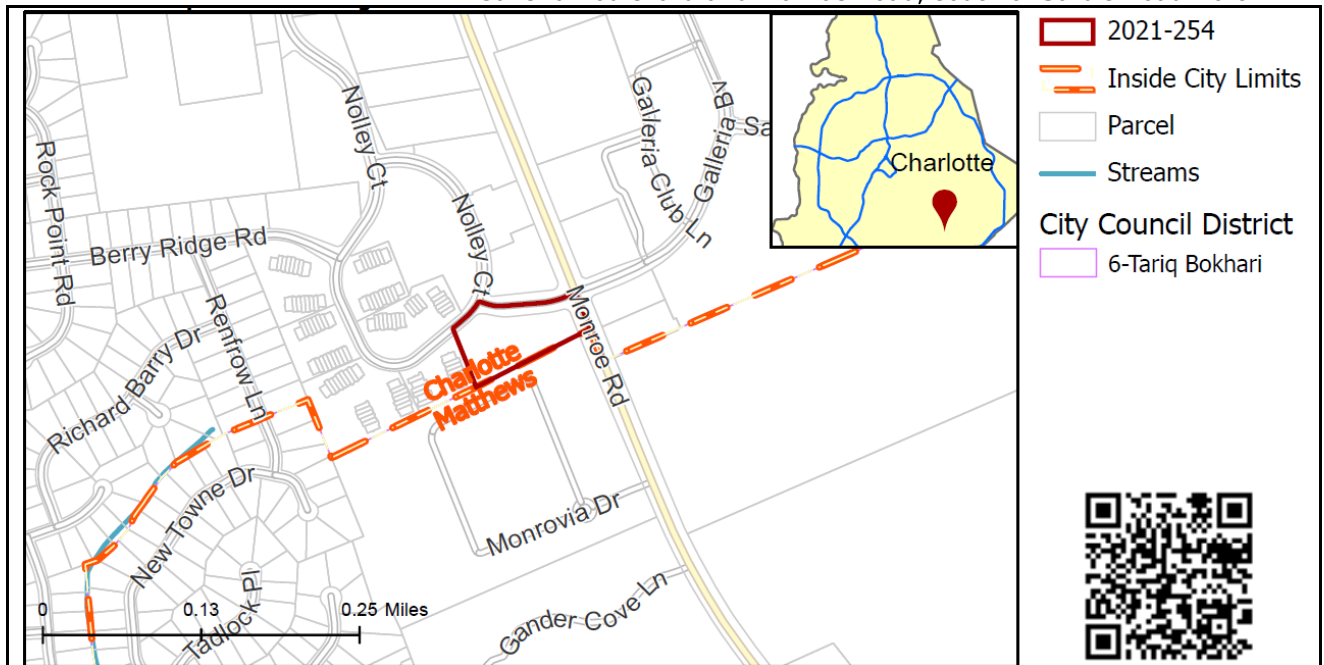


REQUEST

Current Zoning: NS (Neighborhood Service)
Proposed Zoning: NS SPA (Neighborhood Service, Site Plan Amendment)

LOCATION

Approximately 2.18 acres located at the southwest intersection of Galleria Boulevard and Monroe Road, south of Sardis Road North



SUMMARY OF PETITION

The petition proposes to allow the addition of a drive through service lane to the existing eating/drinking/entertainment establishment (EDEE) on Monroe Rd in southeast Charlotte.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

National Retail Properties LP
Joseph Horton
Jeff Lonchor

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.

Plan Consistency

The petition is petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center (CAC).

Rationale for Recommendation

- Community Activity Centers are typically along transit corridors or major roadways, providing access to goods, services, dining, entertainment, and residential for residents.
- The site is located on Monroe Road across from the Galleria shopping center, an area with a mixture uses including other EDEEs with drive through service windows.
- The site is an existing EDEE use and site layout accommodates the addition of a service lane/window without reconfiguration of parking and drive aisles.

- The site is at the south western edge of the activity center.
- The petition removes the existing back of curb sidewalk and constructs a 12-ft multi-use path along Monroe Rd.
- The drive through window and lane is located to the side and rear of the building and will be screened by existing landscaped areas.

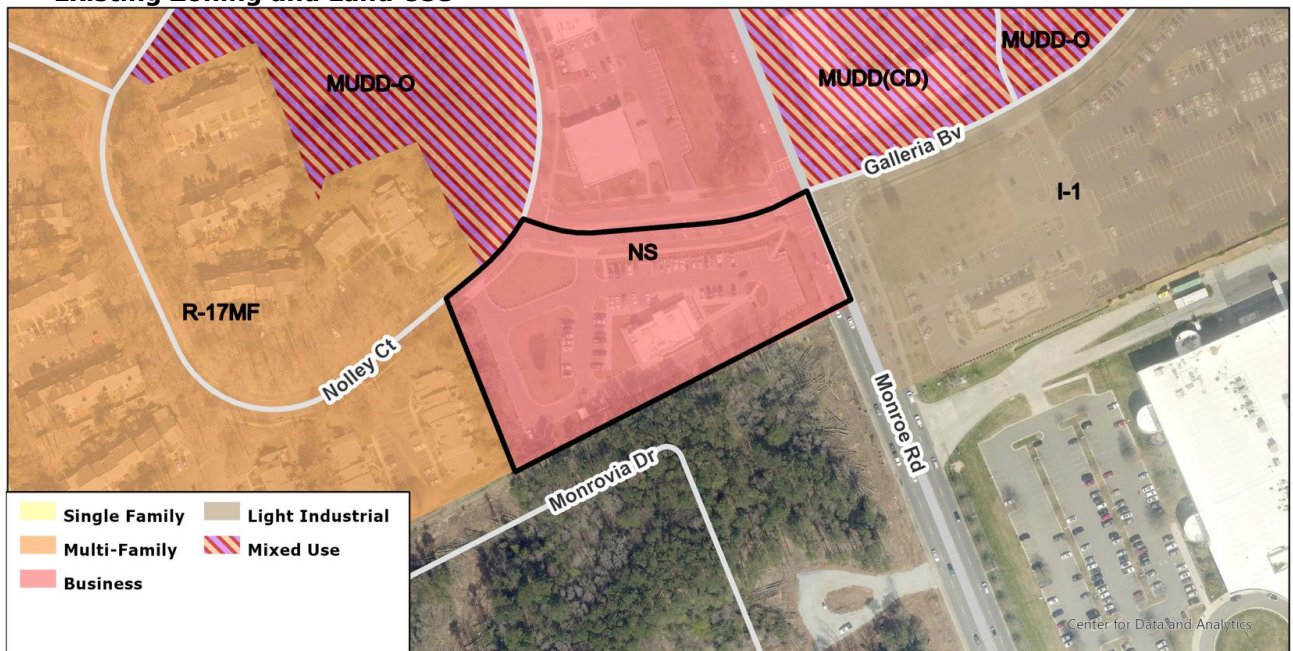
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Proposes the existing EDEE to remain.
- Allows the addition of a drive through service lane for the existing EDEE.
- Does not change the existing site driveway and parking layout.
- Provides right of way dedication and notes future Lynx Silver Line along Monroe Rd.
- Removes the existing back of curb sidewalk, establishes a 8 ft planting strip and constructs a 12 ft multi-use path along Monroe Rd. and reconstructs curb ramps at Galleria Blvd.

- **Existing Zoning and Land Use**



The site was previously rezoning as part of 2004-022 to NS to allow a office, retail, financial institution, commercial and/or EDEE uses. Drive through service windows were limited to financial institutions. The site is located on Monroe Road in an area with a mix of uses in around the Galleria shopping center.



The site, indicated by the red star above, is located in an area with a mix of uses with commercial fronting Monroe Road and residential uses primarily to the northwest, south and west.



The site is currently developed with an existing EDEE.



North of the site, across Galleria Blvd. is a commercial retail use.



East of the site, across Monroe Rd is a financial institution and an EDEE, both with drive through service windows.



South of the site along Monroe Rd is a multi-family residential development in the Town of Matthews jurisdiction.



West of the site, along Nolley Ct is multi-family residential.

Rezoning History

- Pending Rezoning
- Approved Rezoning after Jan 2017

- The 2040 Policy Map recommends Community Activity Center.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Galleria Boulevard, a City-maintained Local Street, between Nolley Court, a City-maintained Local Road, and Monroe Road, a State-maintained Major Thoroughfare. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. The site plan commits to dedicate right-of-way on Nolley Court and to construct a 12-ft multiuse path along the site's Monroe Road frontage in accordance with the Charlotte BIKES and Charlotte WALKS Council-adopted policy. CDOT has no outstanding comments
- **Active Projects:**
 - LYNX Silver Line/Rail Trail. Petitioner to coordinate with CATS
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 1385 trips per day (based on EDEE without drive through).
Entitlement: 1385 trips per day (based on EDEE without drive through).
Proposed Zoning: 1,905 trips per day (based on EDEE 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:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** Has direct access to sewer. Has direct access to water. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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 # 2021-254

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>X</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>✓</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>