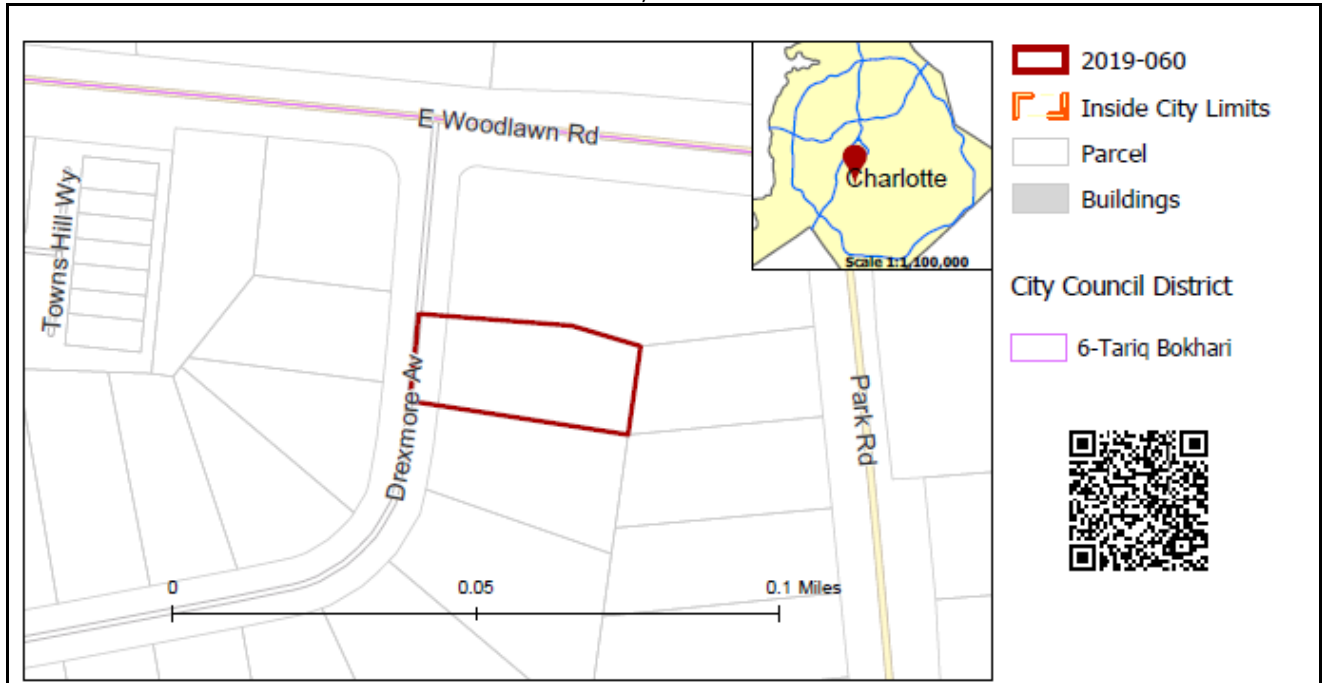


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: O-2(CD) (office, conditional)

LOCATION

Approximately 0.31 acres located off Drexmore Ave, south of E. Woodlawn Rd, west of Park Rd



SUMMARY OF PETITION

The petition proposes demolition of the existing single family structure and allows the development of a parking lot that would connect and serve the existing office uses northeast and east of the site.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

4400 Park Rd, LLC
4400 Park Rd, LLC
Walter Fields

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11.

STAFF
RECOMMENDATION

Staff recommends denial of this petition.

Plan Consistency

The petition is **inconsistent** with the *Park Woodlawn Area Plan* which recommends single family residential for this site.

Rationale for Recommendation

- The proposed site plan would allow parking to encroach into an established single family neighborhood and will result in a surface parking lot serving adjacent commercial uses being located next to and across the street from single family homes.
- The area plan's land use goal is, in part, to maintain and preserve the area's predominant neighborhood character and a stand-alone surface parking lot encroaching into the residential neighborhood does not facilitate that goal.

- The area plan allows for the assemblage of parcels into larger developments on a case-by-case basis. However, it does not support the conversion of housing into a parking lot to serve existing development.

The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from single family residential to office for the site.

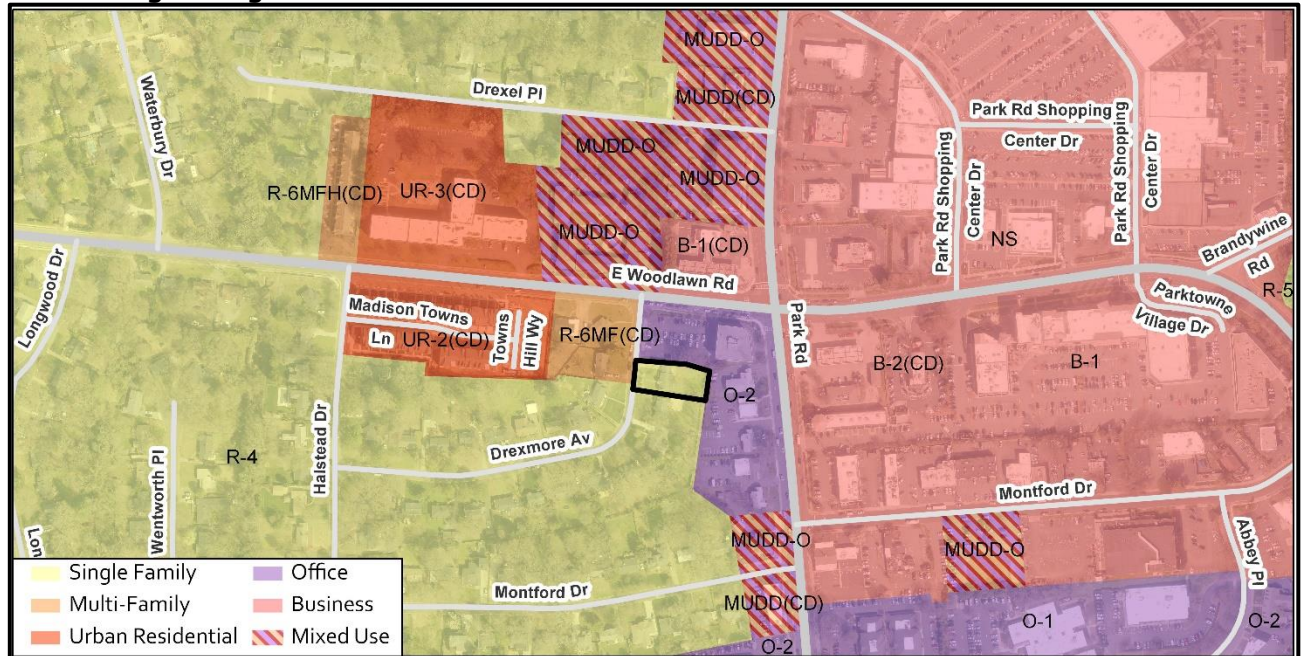
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the development of a parking lot connecting to two existing parking lots to service the existing office at the corner of Park Road and Woodlawn Road and the office east of the site facing Park Road.
- Provides a 40-foot parking setback from Drexmore Avenue.
- Shows potential tree save area and commits to additional landscape screening within the 40-foot setback.
- Provides the required 10-foot class C buffer abutting the single family parcel to the south. In addition, the petitioner has provided a specific landscape plan that includes the specification for a fence, bushes and trees that will exceed the standards of the buffer requirement.
- Specifies that lighting will be agreed upon with the adjacent residential property owner selected from the Duke Energy list of available fixtures and may include but not limited to bollard lighting and free standing pedestrian lighting not exceeding 12 feet in height and will be fully shielded.
- Shows an 8-foot planting strip and 6-foot sidewalk along the site frontage on Drexmore Avenue.

Existing Zoning and Land Use



The surrounding area is developed with single family homes within the Madison Park neighborhood. There is a mixture of multi-family, office and retail uses within the Park Road shopping center activity center along Park Road, Woodlawn Road, Montford Drive and Abbey Place.



The site is developed with a single family home.



Property to the north is developed with an office building that sits at the corner of the Park Road/ Woodlawn Road intersection.



Property to the east is developed with an office building that faces Park Road; this is office is to the rear of the proposed parking area.

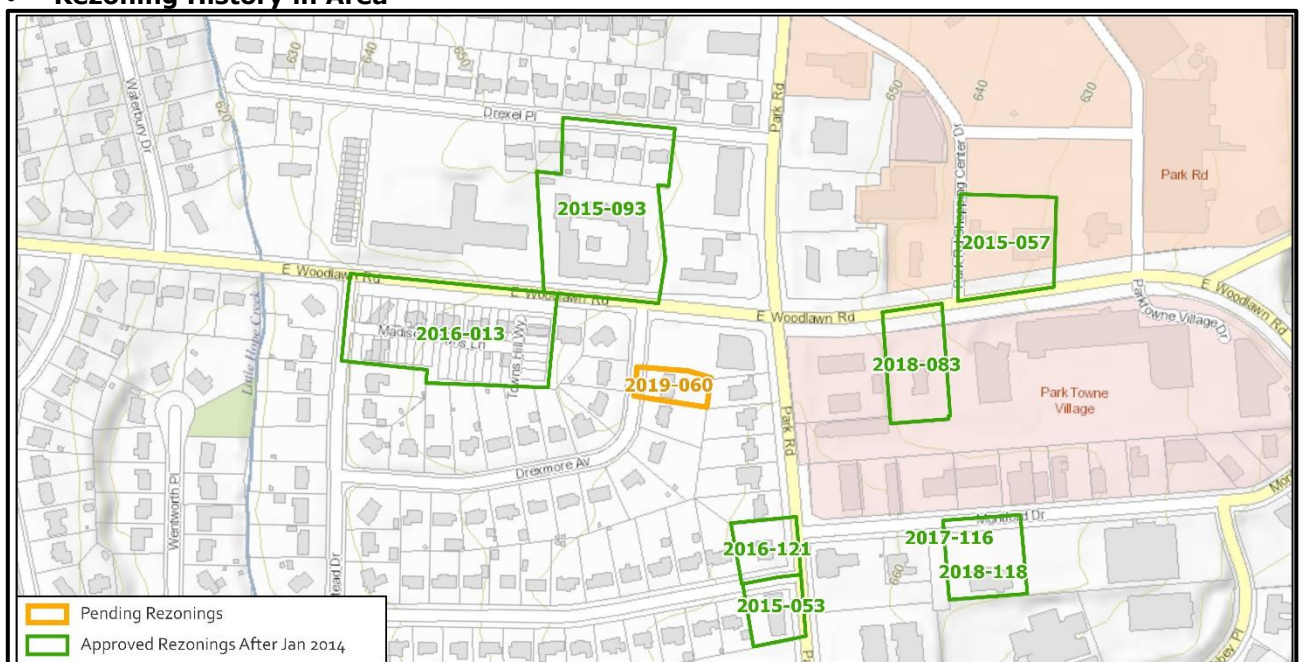


Property to the south, abutting the site, is developed with a single family home.



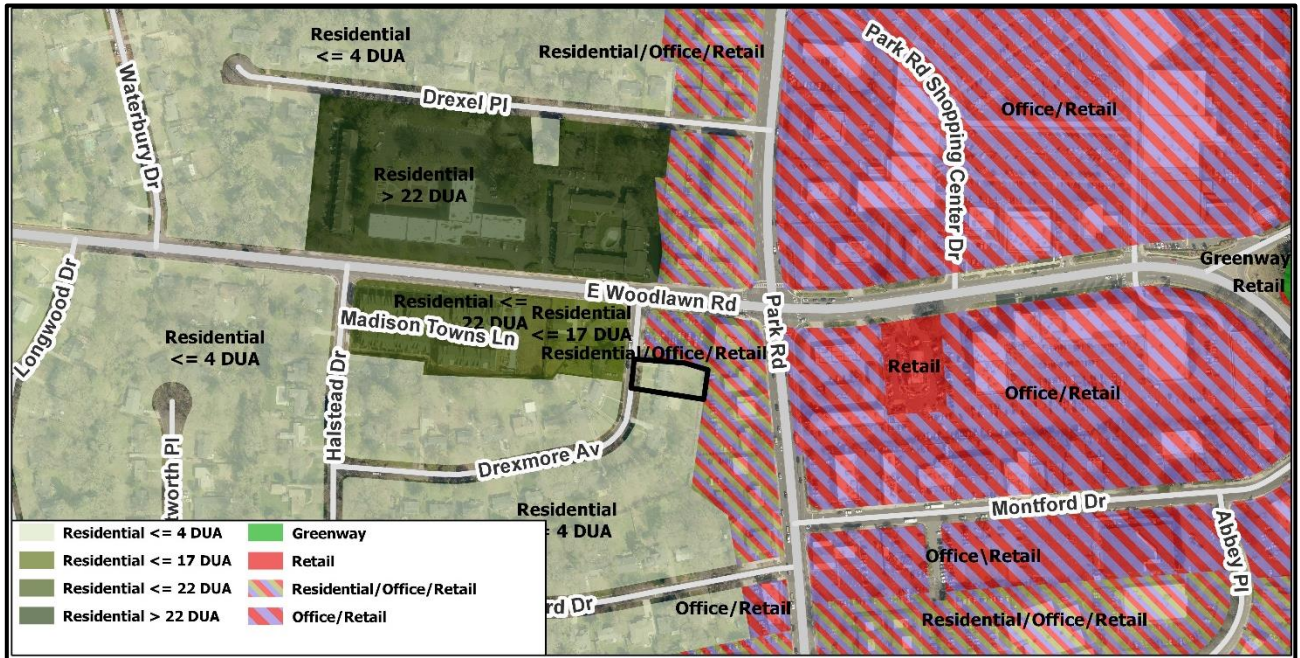
Property to the west, across from the site, is developed with a single family home.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-053, 2016-121, 2017-116, 2018-118	Multiple properties to MUDD(CD) or MUDD-O to allow mixed use development.	Approved
2015-057	NS to allow commercial development.	Approved
2015-093	MUDD-O to allow a multi-family development with up to 302 multi-family units	Approved
2016-013	UR-2(CD) to allow up to 48 townhomes.	Approved
2018-083	B-2(CD) allow redevelopment of existing Chick-fil-a.	Approved

• **Public Plans and Policies**



- The *Park Woodlawn Area Plan* (2013) recommends single family residential for this parcel.
- Policy L-4 states that assembling parcels from the Wedge neighborhoods into a larger development, while not encouraged, would be reviewed on a case-by-case basis.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local road south of a major thoroughfare. The petition is adding parking to an existing business. CDOT continues to request the curb ramps at the intersection of Drexmore Avenue and East Woodlawn Road be rebuilt by the petitioner to meet current standards and provide a better access to the retail that supports the businesses. The accessible ramp requests will tie to a recently completed City project that upgraded all the accessible ramps at Woodlawn and Park Road intersection.
- See Outstanding Issues, Note 1 and Requested Technical Revision, Note 4
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 10 trips per day (based on 1 single family home).
Entitlement: 10 trips per day (based on 1 single family home).
Proposed Zoning: 0 trips per day (based on parking lot).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood 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 6-inch water distribution main located along Drexmore Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Drexmore Avenue. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** See Requested Technical Revisions, Note 5.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan and conditional note(s) to show and commit to rebuilding the curb ramps at the intersection of Drexmore Avenue and East Woodlawn Road, on both corners, to meet City standards. ~~The petitioner has proposed the following note: THE PETITIONER WILL ESCROW A TOTAL OF \$8,000.00 FOR THE REPLACEMENT OF THE EXISTING CURB HANDICAP RAMPS AT THE CORNER OF DREXMORE AND WOODLAWN AS REQUESTED BY CDOT. THE ESCROWED FUNDS WILL BE AVAILABLE TO THE CITY OF CHARLOTTE FOR THE REQUESTED CURB RAMP REPLACEMENT AT ANY SUCH TIME AS THE CITY MAY CHOOSE TO MAKE THE IMPROVEMENTS. SUBJECT TO THE FOLLOWING LIMITATION. IF THE CITY HAS NOT CONSTRUCTED THE CURB RAMPS WITHIN 18 MONTHS FROM THE ESTABLISHMENT OF THE ESCROW ACCOUNT THEN THE FUNDS SHALL BE RETURNED TO THE PETITIONER AND NO FURTHER OBLIGATION FOR THE REPLACEMENT OF THE CURB RAMPS.~~ CDOT wants the petitioner to **construct** them rather than providing the funding to CDOT. As it is more cumbersome to receive \$8K, than the petitioner constructing the accessible ramps.
2. ~~Provide a development note committing to the construction of the planting strip and sidewalk with a 2-foot utility easement (this portion rescinded) as generally depicted on the site plan prior to issuance of a certificate of occupancy.~~ **Addressed.**

Site and Building Design

3. Amend the lighting note. As written the Zoning inspectors would not have a way to determine if the lighting has been agreed upon. **Addressed.**

REQUESTED TECHNICAL REVISIONS

Transportation

4. ~~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.~~ **Addressed.**

Environment

5. ~~Show tree save area and calculations on site map. Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 0.31 acres = 0.04 acres tree save area. Tree save area must be 30' feet minimum width. Must contain existing healthy trees.~~ **Addressed.**

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

Planner: John Kinley (704) 336-8311