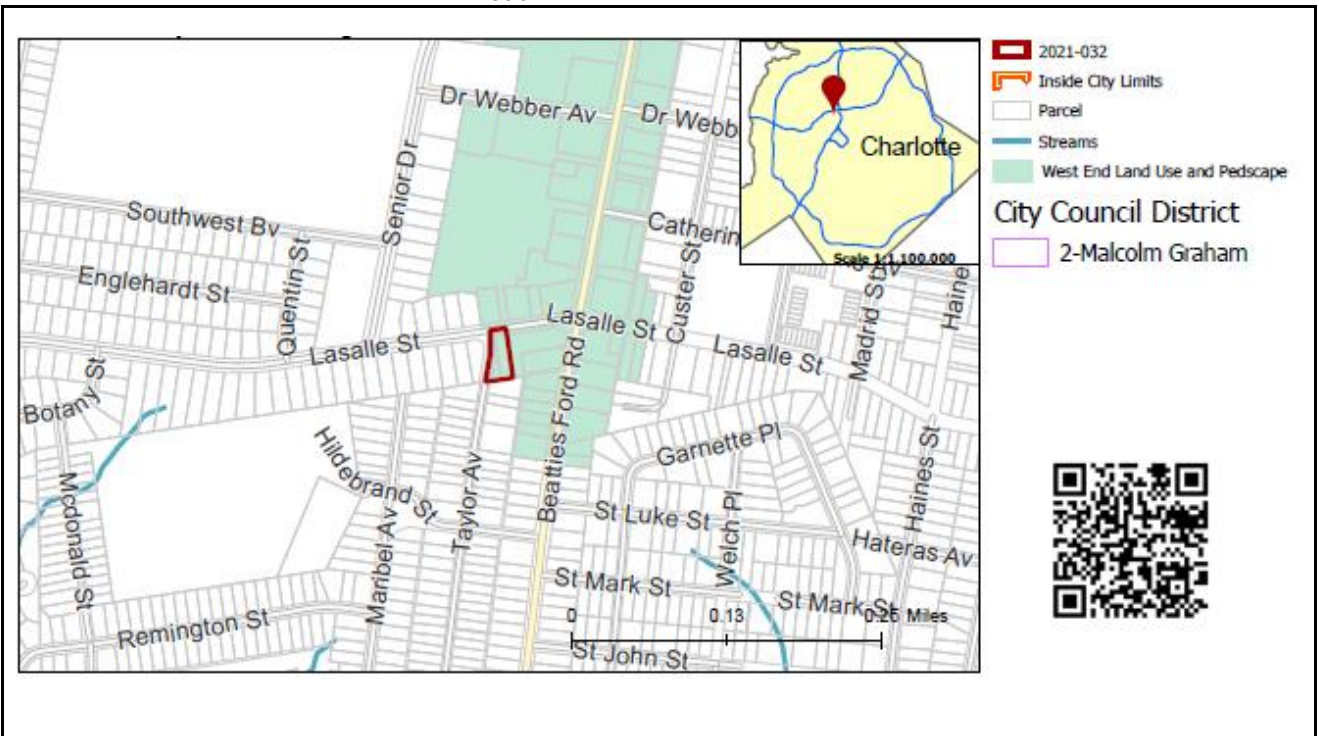


REQUEST

Current Zoning: O-2 PED (office, pedscape overlay)
Proposed Zoning: B-1 PED-O (neighborhood business, pedscape overlay, optional)

LOCATION

Approximately 0.298 acres located along the south side of LaSalle Street, on the east side of Taylor Avenue, and west of Beatties Ford Road.



SUMMARY OF PETITION

The petition proposes an updated paved parking area to serve the abutting shopping center and an accessory service lane for a financial institution.

PROPERTY OWNER

E-FIX Development CO., LLC

PETITIONER

E-FIX Development CO., LLC

AGENT/REPRESENTATIVE

Timothy Foley, Henson Foley, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form. Staff would support a revised plan that better aligns with the streetscape and pedestrian improvements specified in the *West End Land Use & Pedscape Plan*, and all other outstanding items being addressed.

Plan Consistency

The petition is **consistent** with the *West End land Use & Pedscape Plan (2005)* recommendation of multi-family/office/retail, but **inconsistent** with several street design and pedestrian elements recommended in the plan.

Rationale for Recommendation

- This petition proposes a new parking lot along Taylor Avenue to service the existing businesses on the parcels to the right of the site and is consistent with the *West End Land Use & Pedscape Plan (2005)* recommendation of multi-family/office/retail.
- The proposed plan does not meet the area plan's recommendations for streetscape and pedestrian design.
- The area plan recommends an 8-foot sidewalk and 8-foot planting strip along Lasalle Street as part of the Pedscape overlay. This petition proposes only a 4-foot sidewalk along Lasalle Street with no planting strip.
- As a local residential street, the area plan recommends for Taylor Avenue to have a 6-foot sidewalk at the minimum along with an 8-foot planting strip. This petition proposes only a 4-foot sidewalk with no planting strip.
- The petition lacks a proposed 5-foot bike lane along Lasalle Street, which is recommended by the area plan.
- The site plan lacks a provision for two accessible ramps in accordance with the Charlotte Land Development Standards Manual (CLDSM) and Public Right-of Way Accessibility Guidelines (PROWAG) at the intersection of Lasalle Street and Taylor Avenue.
- The proposed site plan does not keep 15% of its tree area as tree save area (TSA) or show the 22.5% of the replanted tree save area, which is a requirement due to the petition being in a PED overlay.

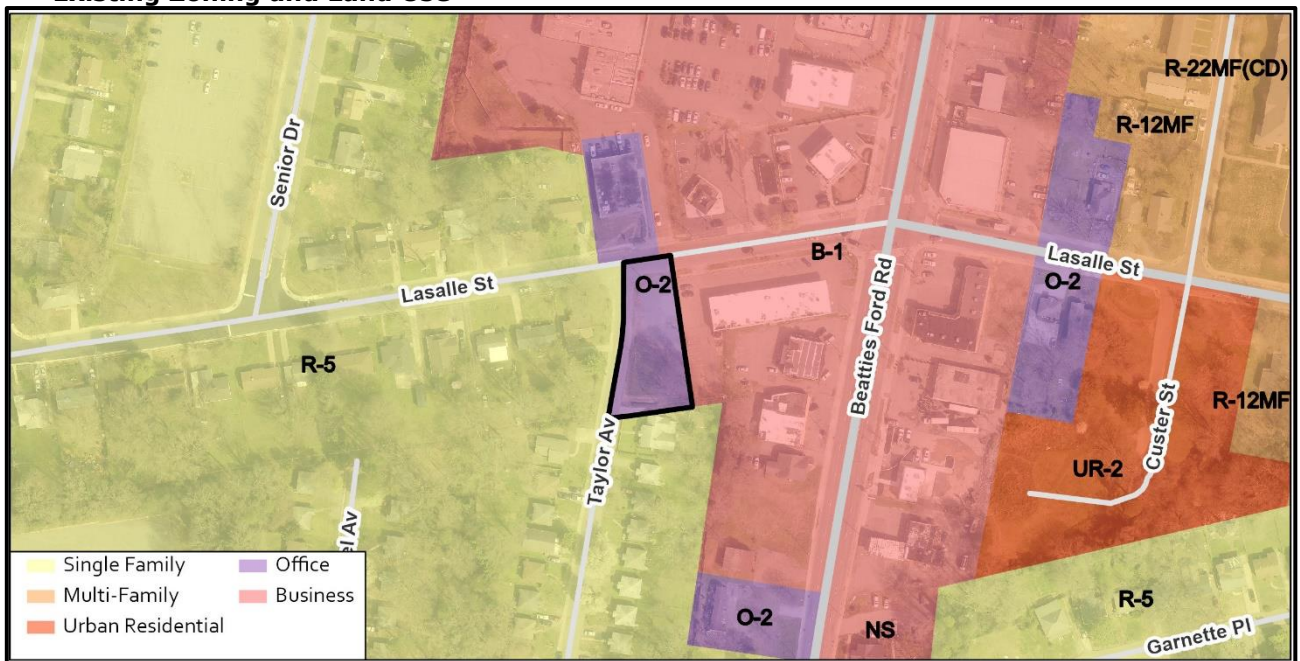
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes an updated paved parking area with 16 parking spaces.
- Proposes an accessory service lane for an abutting ATM.
- Optional provision: To allow parking between the building and Taylor Avenue.

- **Existing Zoning and Land Use**



The surrounding land uses include single family and retail, commercial uses.



The subject property is an unpaved parking lot, denoted by a red star.



The subject property from Taylor Avenue and Lasalle Street.



The property to the west along Lasalle Street is developed with retail uses.



The property to the north along Lasalle Street is developed with retail and commercial uses.

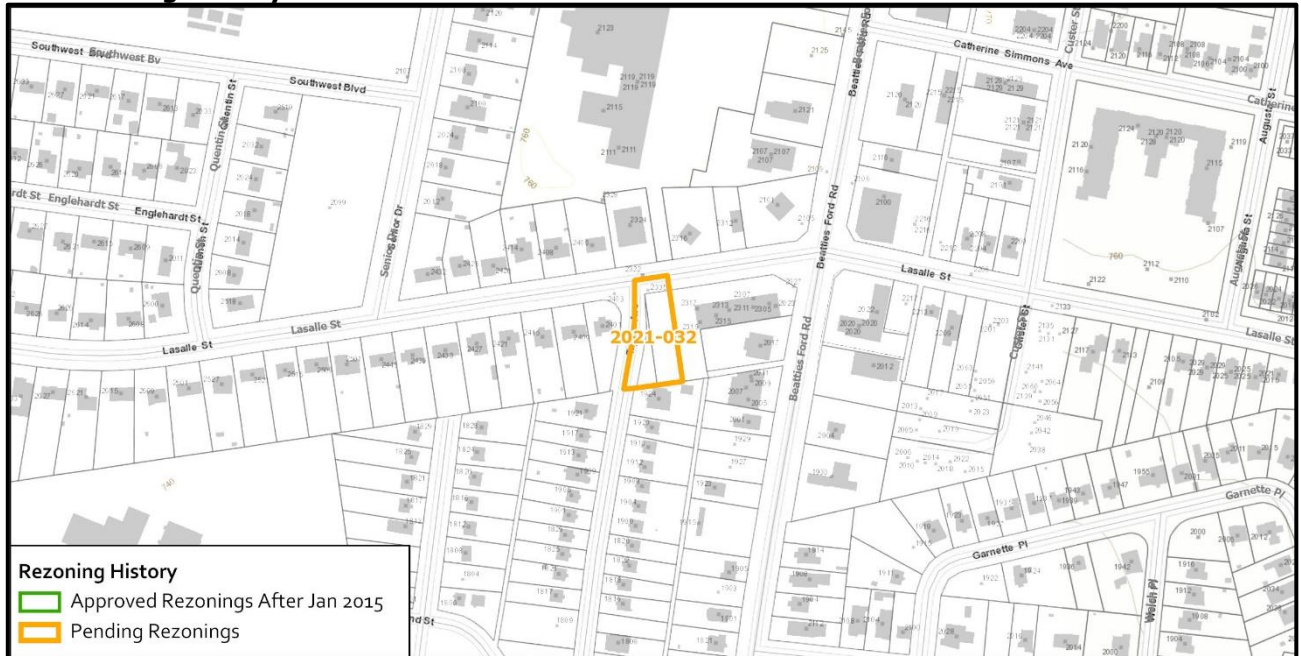


The property to the east along Taylor Avenue is developed with single family homes.



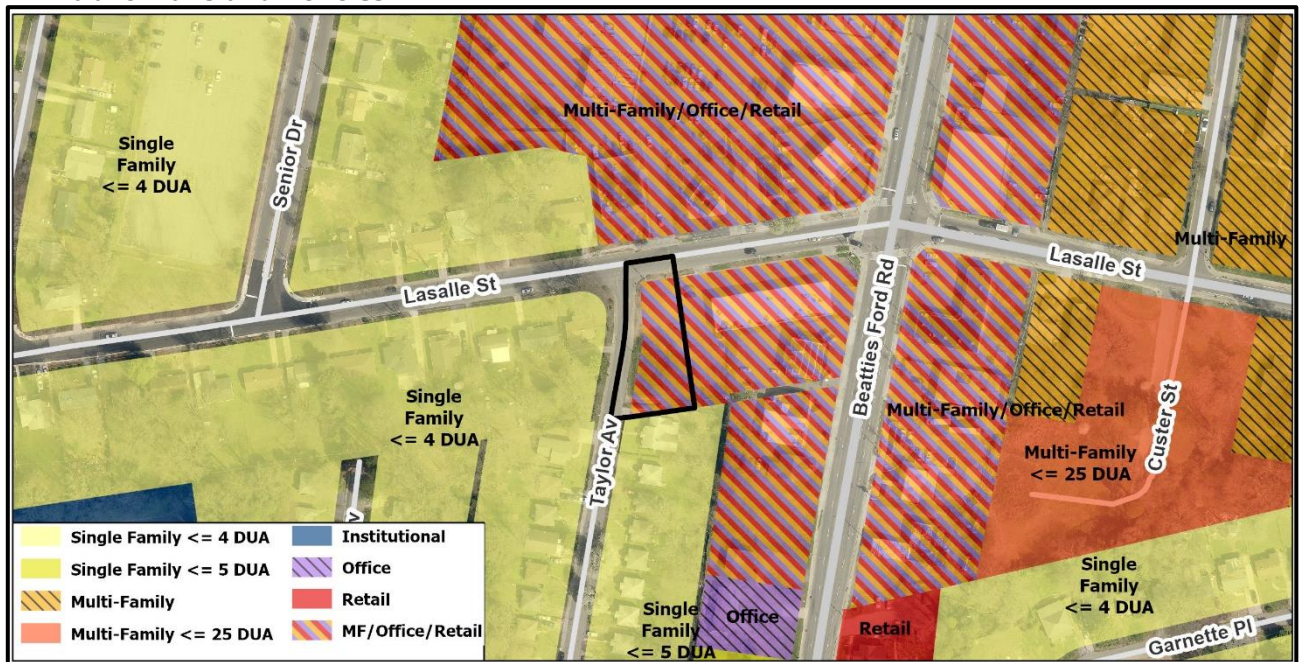
The property to the south along Taylor Avenue is developed with single family homes.

- **Rezoning History in Area**



There have been no recent rezonings in this area

- **Public Plans and Policies**



- The *West End Land Use & Pedscape Plan (2005)* calls for multi-family/office/retail for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained collector road (LaSalle Street). There are two active projects near the site: Beatties Ford Road Parallel Bike Boulevard and LaSalle Street and Beatties Ford Road Intersection Improvements. Both of these projects are planned to start in early 2021. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to installing curb and gutter along Taylor Avenue, installing the streetscape improvements outlined within the council-adopted Westend Land Use & Pedestrian Plan, and installing accessible ramps in accordance with the Charlotte Land Development Standards Manual (CLDSM) and Public Right-of Way Accessibility Guidelines (PROWAG). Further details are listed below.

- **Active Projects:**

- Beatties Ford Road Corridor of Opportunity
 - Beatties Ford Road Parallel Bike Boulevard
 - This project will provide bicycle connectivity through the neighborhoods along the east and west sides of Beatties Ford Road from Oaklawn Avenue to Gilbert Street. Improvements will include traffic-calming measures, wayfinding signage and pavement markings, etc.
 - Project start date: Early 2021
 - LaSalle Street and Beatties Ford Road Intersection Improvements
 - This project will construct improvements compliant with the Americans with Disabilities Act (ADA), add leading pedestrian interval signals and truck aprons, mount traffic signals to mast arms, and realign crosswalks to shorten pedestrian crossing times.
 - Project start date: Early 2021

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-5.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 55 trips per day (based on 4,500 square-feet of office uses).

Proposed Zoning: 0 trips per day (based on parking lot use).

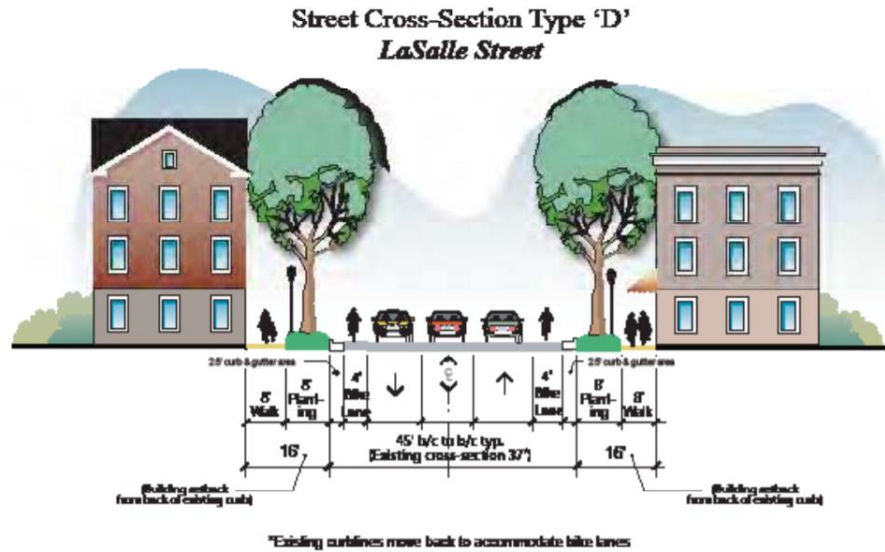
DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte 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:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. 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 Outstanding Issues, Note 6
- **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. **Curblin:** The proposed zoning district has a setback measured from back of the existing or proposed future curblin.
 - a. **LaSalle Street:** The future location of curb and gutter needs to be moved 5-feet from its existing location to accommodate a 5-foot bike lane, per the West End Land Use & Pedestrian Plan (see cross-section below).



- b. **Taylor Avenue:** Location of proposed curb and gutter needs to be installed at the existing edge of pavement, per Chapter 19-173 of the City Code.

Label and dimension the curb and gutter from the centerline for each road on the site plan.

2. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip and 6-foot sidewalk on Taylor Avenue and an 8-foot planting strip and 8-foot sidewalk on LaSalle Street, per the *West End Land Use & Pedestrian Plan*. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.
 3. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2-feet behind back of sidewalk where feasible.
 4. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
 5. Site plan and conditional note(s) revisions are needed to provide two accessible ramps in accordance with the Charlotte Land Development Standards Manual (CLDSM) and Public Right-of Way Accessibility Guidelines (PROWAG) at the intersection of LaSalle Street and Taylor Avenue.
- Environment
6. Revise site plan to show either the protected Tree Save Area or the areas for replanted Tree Save Area that follows Chapter 21 of the City code.
- Site and Building Design
7. Remove parking out of the required setback along both street frontages.
 8. Revised site plan to allow space for parking lot screening shrubs.
 9. Revise site plan notes to modify lighting height to 22-feet.
 10. Add a note to allow circulation for an accessory service lane for an abutting ATM between the building and public street.

REQUESTED TECHNICAL REVISIONS

Land Use

11. Revise site plan to show current zoning as O-2 PED and proposed zoning as B-1 PED-O.
12. Remove note "Egress previously rezoned and permitted not a part of this rezoning".

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

Planner: Michael Russell (704) 353-0225