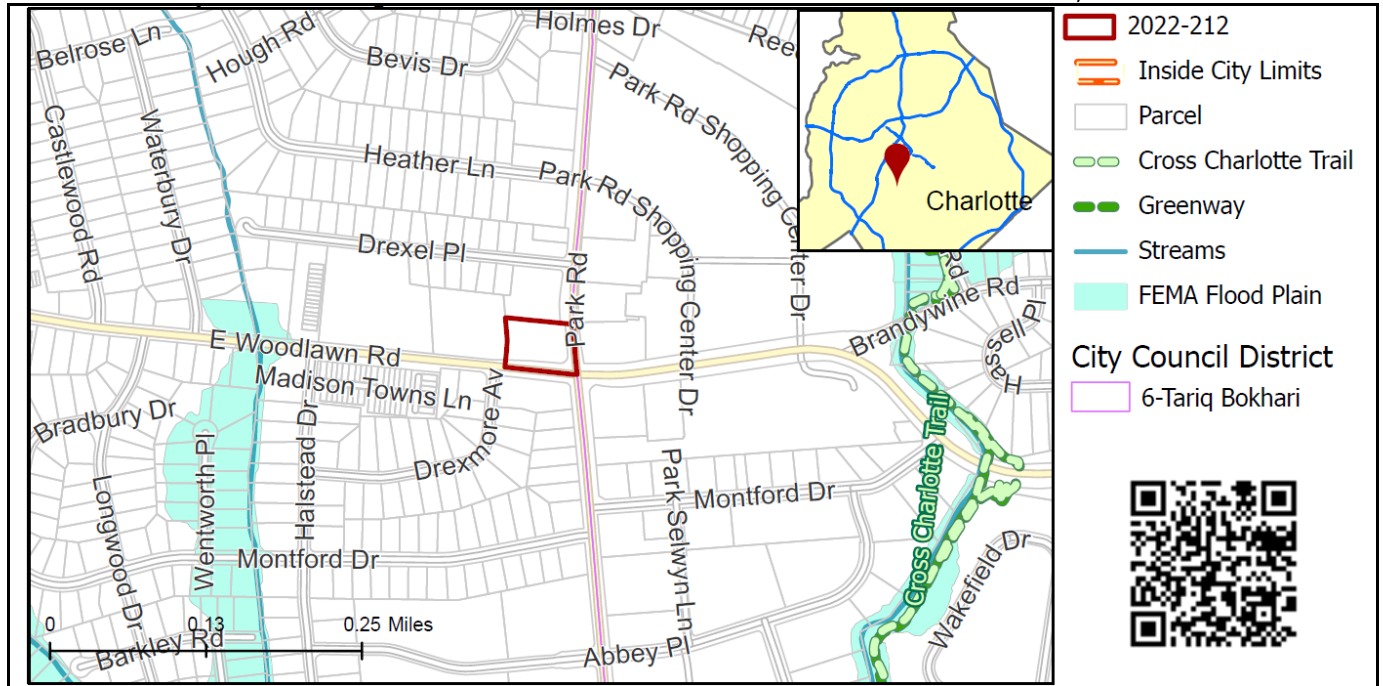


## REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)  
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

## LOCATION

Approximately 0.86 acres located in the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place.



## SUMMARY OF PETITION

The petition proposes to allow the development of a retail and EDEE uses on a parcel that is currently vacant.

### PROPERTY OWNER

National Retail Properties, LP

### PETITIONER

Chipotle Mexican Grill of Colorado, LLC

### AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

### COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 1

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

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

### Rationale for Recommendation

- The site's current entitlements allow for the development of a gas station and convenience store. Such uses would not be in alignment with the goals of the Community Activity Center Place Type which envisions a mixture of uses supported by robust pedestrian infrastructure that lessens the reliance on personal automobile usage. If approved, this rezoning would change the site's entitlements to uses that are more appropriate for the Community Activity Center Place Type.
- This rezoning would permit a maximum of 3,000 square feet of retail, EDEE, or commercial uses and would prohibit more auto-centric uses such as drive-throughs, car washes, and auto service stations.

- The existing sidewalks along the site's street frontages are not buffered with a planting strip and generally do not match the current preferred streetscape standards. This proposal would improve the site's pedestrian infrastructure with the installation of new sidewalks and planting strips, the construction of ADA-compliant curb ramps, the relocation of existing pedestrian signals, and the petitioner will ~~construct bicycle facilities~~ **reserve space for future bike lanes** along both frontages.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 8: Diverse & Resilient Economic Opportunity

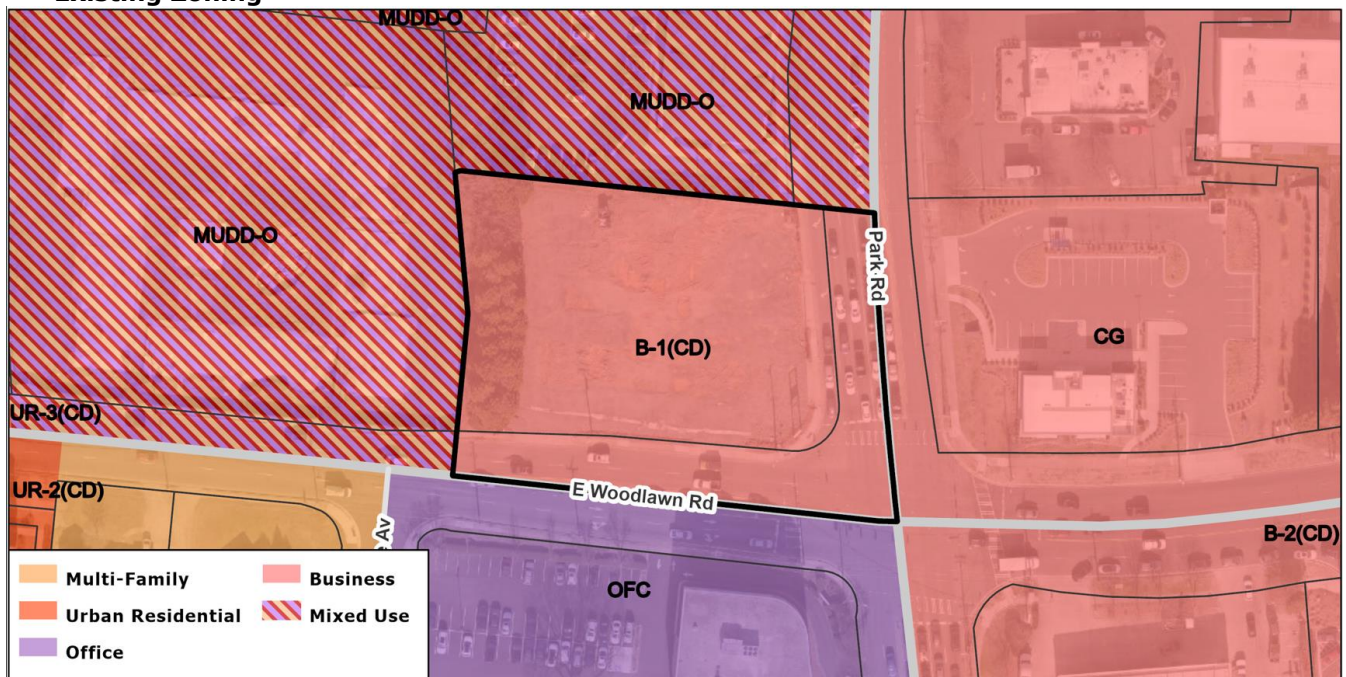
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

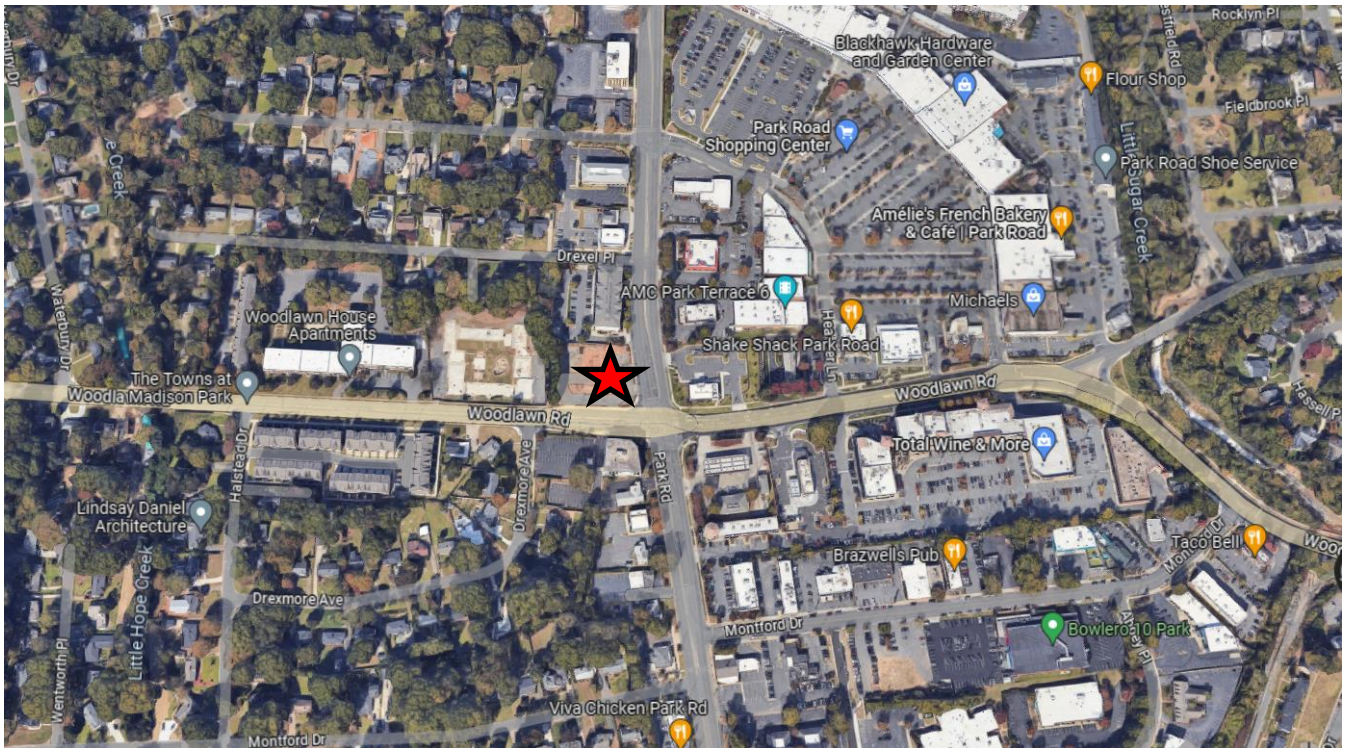
- Allows up to 3,000 square feet of retail, EDEE, and commercial uses along with any incidental or accessory uses allowed in the MUDD district.
- Prohibits car washes, vehicular drive-through windows for EDEE uses, gas stations with or without a convenience store, auto service stations, and single-story self storage facilities.
- Provides transportation provisions:
  - Provides two access points that are right-in/right-out on East Woodlawn Road and Park Road.
  - Provides a 6' sidewalk and 8' planting strip along Park Road and an 8' sidewalk and 8' planting strip along East Woodlawn Road.
  - Commits to construct ADA-compliant curb ramps and relocate the existing pedestrian signals.
  - ~~Commits to construct bicycle facilities by locating the future curb a minimum of 8' from the existing curb line along the site's frontages on Woodlawn Road and Park Road.~~ **Reserves space for future bike lanes by locating the future back of curb 8' from the existing curb line along both frontages.**
- Commits to architectural standards for building façades along street frontages, minimum transparency requirements, preferred building materials, direct pedestrian connections to building entrances and streets, blank wall expanse limitations, a minimum building height of ~~16'22'~~, and the incorporation of outdoor seating area enhancements such as canopies and umbrellas.

### • Existing Zoning



- The site is currently zoned B-1(CD) and is in an area with OFC, CG, UR, B-2(CD), and MUDD zoning.

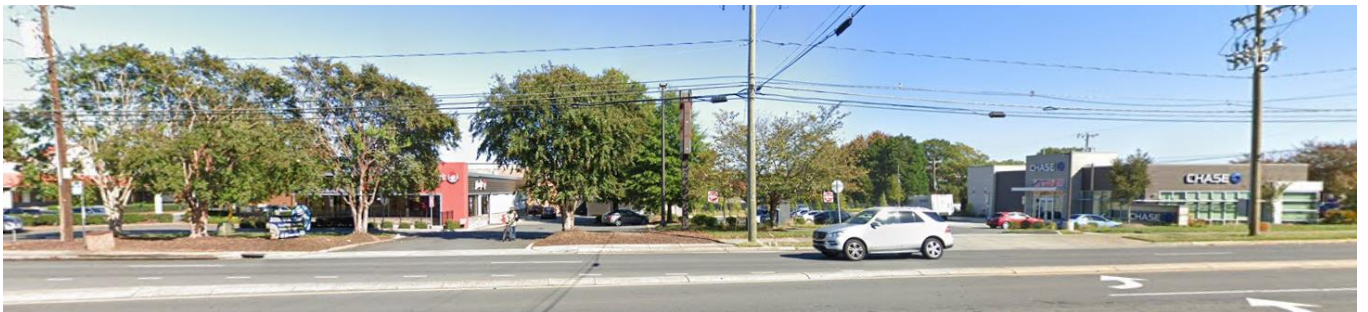




- The subject site is denoted with a red star and is in an area with commercial, office, and residential uses.



- North of the site is a multi-family development with ground-floor commercial and office uses.



- East of the site are various commercial uses including a bank and EDEE.



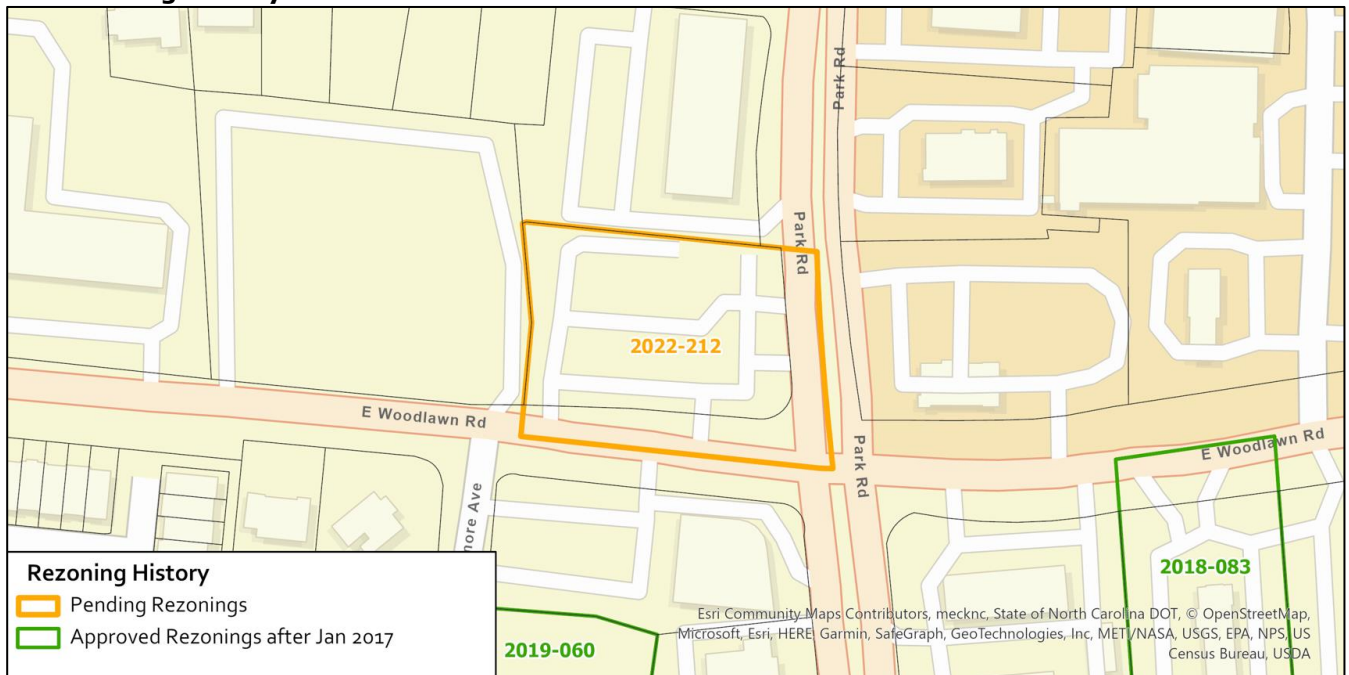


- South of the site are office and commercial uses.



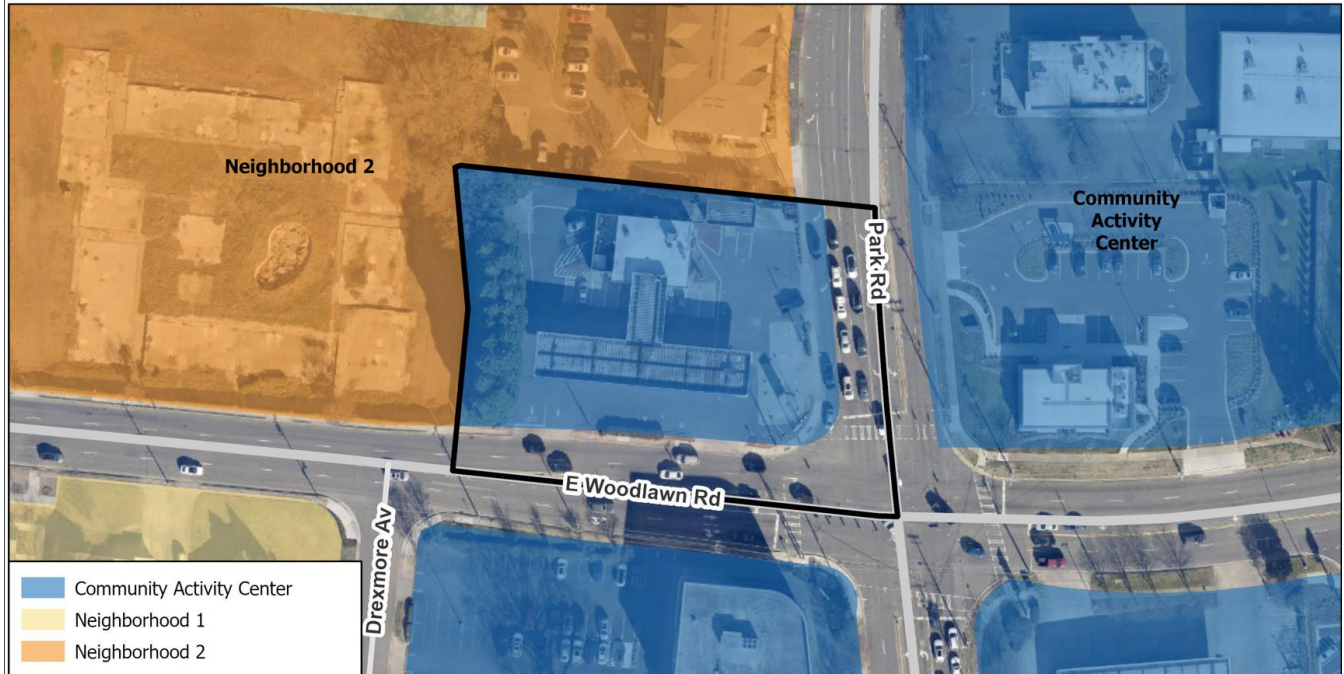
- The parcel west of the site is currently vacant.

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-083	Rezoned 0.877 acres from B-1 to B-2(CD).	Approved
2019-060	Rezoned 0.32 acres from R-4 to O-2(CD).	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Woodlawn, a State-maintained major throughfare, and Park Road, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily. Site plan and conditional notes commit to 8' sidewalks and reservation of 8 feet for future bike facilities based off curb line established by the adjacent Adler Montford Park project and streetscape. There are no further outstanding CDOT transportation issues.
- **Active Projects:**
  - Adler Montford Park (SDRMF-2022-00010)
    - This is a mixed-use residential development just to the west of the petitioner's site. As part of this project, they will be extending the east bound left turn lane on Woodlawn which will affect the curb line of the petitioner's site.
- **Transportation Considerations**
  - ~~See Outstanding Issues, Note 1; See Outstanding Technical Revisions, Note 6~~ No Outstanding Issues
- **Vehicle Trip Generation:**
  - Current Zoning:
  - Existing Use: 0 trips per day (the site is currently vacant).
  - Entitlement: 2,435 trips per day (based on entitled gas station and convenience store).
  - Proposed Zoning: 1,250 trips per day (based on EDEE uses).

DEPARTMENT COMMENTS
• <b>Charlotte Area Transit System:</b> No comments submitted.
• <b>Charlotte Department of Housing and Neighborhood Services:</b> No comments submitted.
• <b>Charlotte Department of Solid Waste Services:</b> No comments submitted.
• <b>Charlotte Fire Department:</b> No comments submitted.
• <b>Charlotte-Mecklenburg Schools:</b> Nonresidential petitions do not impact the number of students generated.
• <b>Charlotte Water:</b> Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 4-inch water distribution main located on E. Woodlawn Rd and an existing 6-inch water distribution main located on Park Rd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located on E. Woodlawn Rd. No comments submitted.



- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~Revise site plan and conditional notes to reserve space to provide future dual left turn lanes on the eastbound approach of Woodlawn Road.~~ **Comment Rescinded**

#### REQUESTED TECHNICAL REVISIONS

##### Site and Building Design

2. ~~Revise wording under the design guidelines notes to say "shall" rather than "should".~~ **Addressed**
  3. ~~Clarify the minimum building height being committed to and remove redundant notes.~~ **Addressed**
- ##### Land Use
4. ~~Under the listed prohibited uses, modify the language to reflect that any drive-through, EDEE or otherwise, would be prohibited.~~ **Addressed**
  5. ~~Under the listed prohibited uses, modify the language to reflect that any self-storage facility as a principal use would be prohibited rather than specifying "single-story self-storage facility".~~ **Addressed**

##### Transportation

6. ~~Revise conditional notes to commit to construct bicycle facilities on Park Road and Woodlawn Road by locating the curb and gutter 8' from the curb line established by Adler Montford Park (SDRMF-2022-00010) rather than stating that the 8' will be measured from the existing curb line.~~ **Comment Rescinded**
7. **Rescinded**

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902