

<b>REQUEST</b>	Current Zoning: R-3, single-family residential Proposed Zoning: O-1(CD), office, conditional, five-year vested rights
<b>LOCATION</b>	Approximately 1.55 acres located on the southeast corner of Providence Road and Alexander Road.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 1.55 acres to allow an existing historic structure and a proposed new building to be used for general and medical office uses, in addition to a single family residence.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Historic Landmarks Commission Charlotte-Mecklenburg Historic Landmarks Commission Desiree MacSorley/Design Resource Group
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the <i>South District</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Griffith).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>DENIAL</b> of this petition.
--------------------------------	---

<b>VOTE</b>	Motion/Second: Griffith/Eschert Yeas: Eschert, Griffith, Johnson, Labovitz, Lathrop, Phipps Nays: None Absent: Allen Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted the petitioner was seeking a withdrawal of the petition. A committee member had a question about the procedural process for making a recommendation for a petition being withdrawn. There was no further discussion of this petition.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
  - In 2006, a historic house was moved and renovated on the subject site by the Charlotte-Mecklenburg Historic Landmarks.
  - The subject property was originally submitted for a rezoning in 2008 for R-6(CD) to allow for residential development.
  - After several meetings with adjacent property owners about the concern of the increase in density, the petitioner decided to indefinitely deferred the petition to work out a solution on the site.  
A revised rezoning request was submitted in November 2011 to rezone the property to O-1 (CD).

- **Proposed Request Details**

- The site plan accompanying this petition contains the following provisions:
- A 3,200 square foot existing historic structure.
- A proposed new 2,000 square foot, two-story office building.
- A proposed 750 square foot expansion to the historic structure.
- 30- Foot building setback along the western edge adjacent to the existing single family structure.
- 18-foot class "C" undisturbed buffer abutting the residentially zoned properties.
- Eight-foot planting strip and six-foot sidewalk along Alexander Road.
- Small maturing trees to be planted behind the four- foot existing sidewalk along Providence Road.
- Five-foot pedestrian path to all public streets.
- Dedicated tree save at the corner of Alexander Road and Providence Road.
- Building height not to exceed two stories.
- Alterations and modifications to all structures on the site are subject to design review and approval authority by the Charlotte-Mecklenburg Historic Landmarks Commission.
- Detached lighting limited to 12 feet in height.
- Note stating the Charlotte-Mecklenburg Historic Landmark Commission will review and approve elevations for the proposed buildings.

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends single family residential land uses for the subject parcel.
- The request is inconsistent with the *South District Plan*.

- **Staff Recommendation (Updated)**

Staff agrees with the recommendation of the Zoning Committee.

---

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** Petitioner should dedicate 35 feet of right-of-way from the center line of Alexander Road.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
- 

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - The site plan proposes to reuse an existing historic structure on site.
-

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Label on the site plan and write in the conditional notes of the 35 feet and any additional right-of-way that is being proposed for dedication along Alexander Road.
    2. Relocate trash and recycling away from public street frontage.
    3. Address CDOT comment.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Douglas International Airport Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Solomon Fortune (704) 336-8326