
REQUEST	Current Zoning: R-3, single-family residential Proposed Zoning: O-1(CD), office, conditional, five-year vested rights
LOCATION	Approximately 1.55 acres located on the southeast corner of Providence Road and Alexander Road.
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the South District Plan; however, the proposal maintains the existing historic single family structure.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Historic Landmarks Commission Charlotte-Mecklenburg Historic Landmarks Commission Desiree MacSorley/Design Resource Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned R-3 and currently developed with an existing historic structure. The surrounding parcels are zoned R-3 and UR-1(CD) and developed with single family structures.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.

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

- **Charlotte Area Transit System:** No comments received.
 - **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.
 - **Vehicle Trip Generation:**
Current Zoning: 38 trips per day.
Proposed Zoning: 121 trips per day.
 - **Connectivity:** No issues
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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.
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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.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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