

REQUEST	Current Zoning: R-17 MF, multi-family residential and B-2, general business Proposed Zoning: O-2, office
LOCATION	Approximately 5.13 acres located on the north side of Albemarle Road near the intersection of Albemarle Road and East W. T. Harris Boulevard.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	The petition proposes to rezone the property to allow all uses permitted in the O-2 district.
Property Owner Petitioner Agent/Representative	City of Charlotte Charlotte Area Transit System Chris Bauer, Charlotte Area Transit System
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Allen/Zoutewelle</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Griffith, Randolph, Rosenburgh, Simmons, Zoutewelle</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Dodson, Locher and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Allen/Zoutewelle	Yeas:	Allen, Griffith, Randolph, Rosenburgh, Simmons, Zoutewelle	Nays:	None	Absent:	Dodson, Locher and Walker	Recused:	None
Motion/Second:	Allen/Zoutewelle										
Yeas:	Allen, Griffith, Randolph, Rosenburgh, Simmons, Zoutewelle										
Nays:	None										
Absent:	Dodson, Locher and Walker										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff explained that the proposed petition would allow all uses permitted in the O-2 district.										
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Eastside Strategy Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Zoutewelle).										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
There is no site plan associated with this conventional request.
- **Public Plans and Policies**
 - The *Eastside Strategy Plan (2001)* recommends retail and multi-family land uses on this property.
 - This petition is inconsistent with the *Eastside Strategy Plan*. However, the Lawyers Road Extension, which is currently under construction, bisects the site and creates a site that is more conducive to uses permitted in the office district than residential and retail uses.

- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** CMS typically does not comment on non-residential petitions. However, CMS staff did determine that the proposed zoning would generate a total of 44 students if multi-family dwellings were to be constructed on the site. The potential number of students under the existing zoning could not be determined due to split zoning on the property.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Storm Water Review

Planner: Sonja Sanders (704) 336-8327