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<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: O-1(CD), office, conditional
<b>LOCATION</b>	Approximately 0.85 acres located on the south side of South Tryon Street between Moss Road and Lions Mane Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes to expand an existing single family structure to allow office and residential uses.
<b>STAFF RECOMMENDATION</b>	Staff does not recommend approval of this petition. The request for office development on this site would set a precedent for additional strip commercial development along this portion of South Tryon Street. This petition is inconsistent with the <i>Southwest District Plan</i> .
<b>Property Owner</b>	Stacy M. Mitchell and Janet Samantha McMillen
<b>Petitioner</b>	Stacy M. Mitchell and Janet Samantha McMillen
<b>Agent/Representative</b>	Kenneth T. Davies
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
    - A new office addition to an existing residential structure.
    - A 14-foot Class C buffer along three sides of the site.
    - Four parking spaces provided between the building and the street.
  - **Existing Zoning and Land Use**  
The site is currently occupied by a single family structure. The surrounding properties are zoned R-3 and R-12MF and are occupied by single family residential dwellings and a multi-family townhome development.
  - **Rezoning History in Area**  
Petition 2007-024 rezoned 3.72 acres at the intersection of Moss Road and South Tryon Street to NS to allow up to 34,000 square feet of office uses.
  - **Public Plans and Policies**
    - The *Southwest District Plan* (1991) recommends residential use for the subject property. The petition meets the *General Development Policies* for up to 17 units per acre.
    - This petition is inconsistent with the *Southwest District Plan*.
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**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 10 trips per day.  
Proposed Zoning: 170 trips per day.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** There will be no increase in students.
- **Park and Recreation:** No comments received.

- **Neighborhood and Business Services:** 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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - This site meets minimum ordinance standards.
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#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Label the elevations and note if they are for the new addition.
    2. Specify the proposed office use on the site plan.
    3. Label 20-foot rear yard.
    4. Label 10-foot side yards.
    5. Check and label 30-foot setback as measured from right-of-way.
    6. Label the total square footage of the new expansion and existing structure.
    7. Adjust parking counts for total square footage of the structure.
    8. Delete the 14-foot back of curb setback from site plan.
    9. Show buffer continuing to property line along South Tryon Street.
    10. Label zoning on abutting properties.
    11. Show and label an eight-foot planting strip and six-foot sidewalk along South Tryon Street.
    12. Add note that the existing detached structure will be removed from the buffer prior to obtaining building permits or request and receive a variance prior to rezoning approval.
    13. Add a note committing to extend the five-foot sidewalk from the proposed addition to tie into the sidewalk along South Tryon Street.
    14. Add a note that all lighting fixtures will be fully shielded with full cut-off fixtures.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

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