

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: O-1 (CD), office, conditional
LOCATION	Approximately .55 acres located on the north side of Fairview Road between Park South Drive and Wintercrest Lane.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to convert an existing single family home into an office use.
Property Owner	Gina and Dean Collias
Petitioner	Gina and Dean Collias
Agent/Representative	N/A
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. The building size has been limited to 4,000 square feet. 2. The parking has been limited to 14 spaces per the site plan.
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VOTE	Motion/Second: Griffith/Allen Yeas: Allen, Dodson, Griffith, Randolph, and Walker Nays: None Absent: Rosenburgh and Simmons Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the two outstanding site plan issues were resolved.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i> but reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Allen).
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**

The site plan accompanying this petition contains the following provisions:

- Conversion of the existing two-story, 2,400 square foot, single-family home for office use.
- Future conversion of carport/storage area into office space, not to exceed a total of 4,000 square feet.
- Parking access from Fairview Road at the existing driveway.
- A total of 14 parking spaces between the existing house and Fairview Road for the existing 2,400 square foot structure.
- Class C buffers along the northern and western property lines.
- If a crossaccess agreement for ingress and egress is secured with the adjacent Parkview

building to the east, both parcels shall continue to comply independently with the minimum parking standards.

- The petitioner agrees to cooperate with sidewalk, parking, and circulation patterns as required should the adjacent parcel to the west be rezoned and developed.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family or multi-family residential uses.
 - This petition is inconsistent with the *South District Plan*.
 - **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 issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** CMS does not comment on non-residential rezonings.
 - **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:** No issues.
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OUTSTANDING ISSUES

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

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Utilities Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Site Plan
- Solid Waste Services Review
- Storm Water Review

Planner: Tammie Keplinger (704) 336-5967