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| REQUEST | Current Zoning: R-3, single family residential Proposed Zoning: O-1 (CD), office, conditional |
| LOCATION | Approximately 0.55 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. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is inconsistent with the adopted <i>South District Plan</i> ; however, the existing site is located on a major thoroughfare, and the existing single family residential structure will remain. Retaining the existing structure will help preserve the residential character of the immediate area. |
| 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. |

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 5,000 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. If the structure is expanded to 5,000 square feet, the parking will be expanded to 18 spaces.
- Class C buffers along the northern and western property lines.
- If a cross access 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.

- **Existing Zoning and Land Use**

The subject property is currently used for residential purposes. The properties to the north and west are zoned R-3 and single family residential. To the east, the existing office building is zoned O-1. Across Fairview Road the properties are zoned MUDD (CD) and include residential and office uses.

- **Rezoning History in Area**

Recent rezonings in the area include: 2009-035 for the property located across Fairview Road and owned by the Housing Authority, which was rezoned from R-43 to MUDD-O. Rezoning petition 2007-053, by the Ghazi Company, rezoned 3.0 acres on the northwest corner of Fairview Road and Wintercrest Lane from R-3 and R-8MF (CD), to UR-C (CD). As a part of the conditional site plan, the lot at the corner of Fairview and Wintercrest will be single family.

- **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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 10 trips per day.
Proposed Zoning: 50 trips per day.
 - **CDOT:**
 - Conditional notes (numbers 3, 8, 9) that relate to the future east/west cross access request by the City should be clarified. The purpose of this future joint access among the three adjoining parcels is to minimize unnecessary travel (vehicle trips) on Fairview Road in the future.
 - A conditional note should be added that states the following: "As parcels east and west of the subject site redevelop (#177-051-35 and 177-06201) the petitioner shall provide joint access easements to each of these parcels. Each parcel owner shall be responsible for the physical travel way access connections within their property, including connections to their property line so that unrestricted non public access use across all three parcels shall be provided in the future."
 - **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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Minimizes impacts to the natural environment by preserving substantial area of existing vegetation beyond minimum requirements.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Limit the building size to 4,000 square feet.
 2. Limit the parking to 14 spaces per the site plan.
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Attachments Online at www.rezoning.org

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