

REQUEST	Current Zoning: MUDD-O, mixed use development district, optional Proposed Zoning: O-2, office
LOCATION	Approximately 0.20 acres located along the west side of Harding Place near the intersection of Kenilworth Avenue and Harding Place.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes rezoning a 0.20-acre parcel to O-2.
Property Owner	Prime Solutions, LLC
Petitioner	Prime Solutions, LLC
Agent/Representative	Charles Lindsey McAlpine
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Simmons/Allen Yeas: Allen, Dodson, Griffith, Randolph, Rosenburgh, Simmons, and Walker Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that it is a conventional request and consistent with the <i>Central District Plan</i> and staff recommended approval.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Randolph seconded by Commissioner Griffith).
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**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends a mix of uses on this parcel including office.
 - This petition is consistent with the *Central District Plan*.
- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

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:** No issues.
 - **Park and Recreation:** No issues.
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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
- CMS Review
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Storm Water Review

Planner: Tim Manes (704) 336-8320