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<b>REQUEST</b>	Current Zoning: MUDD-O, mixed use development district, optional Proposed Zoning: O-2, office
<b>LOCATION</b>	Approximately 0.20 acres located along the west side of Harding Place near the intersection of Kenilworth Avenue and Harding Place.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes rezoning a 0.20-acre parcel to O-2.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>Central District Plan</i> .
<b>Property Owner</b>	Prime Solutions, LLC
<b>Petitioner</b>	Prime Solutions, LLC
<b>Agent/Representative</b>	Charles Lindsey McAlpine
<b>Community Meeting</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**  
The subject property is currently occupied by an office building. The existing office buildings to the south and west are zoned O-2. The property to the north is zoned MUDD-O and is vacant.
  - **Rezoning History in Area**  
Recent rezoning in the area includes: Petition 2008-137 for a 1.27-acre parcel, which included the petitioned parcel and properties to the north, rezoned from O-2 to MUDD-O. The MUDD-O site plan allowed a maximum of 155,000 square feet of mixed uses with a 140-foot maximum height. The plan also indicated portions of a parking structure being located on the petitioned parcel.
  - **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*.
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#### **PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
No information provided due to the array of uses allowed in the MUDD-O and O-2 districts.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No comments received.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood and Business Services:** No issues.
- **Schools:** There will be no increase in students.
- **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](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- CMS Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

**Planner:** Tim Manes (704) 336-8320