

REQUEST	Current Zoning: O-2, office and B-1, neighborhood business Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately 1.52 acres located along Wilson Lane and West Sugar Creek Road near Interstate 85.
SUMMARY OF PETITION	This petition proposes to convert an existing hotel into a single room occupancy residence (SRO) with up to 79 rooming units. Hotel/motel is also retained as a permitted use.
Property Owner Petitioner Agent/Representative	Asha Hotel Group, Inc. Grady Parker, Jr. N/A
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to DEFER this petition INDEFINITELY .
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Lipton /Firestone</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Phipps and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton /Firestone	Yeas:	Dodson, Fallon, Firestone, Lipton and Rosenburgh	Nays:	None	Absent:	Phipps and Walker	Recused:	None
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Yeas:	Dodson, Fallon, Firestone, Lipton and Rosenburgh										
Nays:	None										
Absent:	Phipps and Walker										
Recused:	None										
ZONING COMMITTEE DISCUSSION	<p>Staff noted that the property owner has rescinded consent for a conditional rezoning request. The petitioner has the option to convert to a conventional request. He requested an indefinite deferral until he determines how to proceed.</p> <p>The Commission asked if the deferral is because of the SRO Citizen Advisory Group recommendations or the withdrawal of the property owner's signature. Staff responded that originally the request was to defer the decision awaiting the recommendations but now it is for both reasons.</p>										

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:
 - Reuse of an existing 22,542 square foot building for up to 79 single room occupancy residence rooming (SRO) units or a hotel/motel.
 - A 6,690 square foot, three story addition to the western side of the existing building for common space and meeting rooms.
 - Maximum building height of 27.5 feet, not to exceed three stories.
 - A 22-foot Class B buffer with a wooden fence abutting residential zoning or uses.
 - Existing four-foot sidewalk and a proposed eight-foot planting strip along Wilson Lane.
 - Hotel/motel permitted in lieu of a single room occupancy residence.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends office uses for the site.
 - This petition is inconsistent with the *Central District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Charlotte-Mecklenburg School System does not comment on nonresidential rezoning petitions.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** No issues.
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OUTSTANDING ISSUES

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

- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Application
- Community Meeting Report
- Pre-Hearing Staff Analysis
- Site Plan

Planner: Sonja Sanders (704) 336-8327