
REQUEST	Current Zoning: I-1(CD), light industrial, conditional Proposed Zoning: O-1, office
LOCATION	Approximately 6.078 acres located on the south side of Parkway Plaza Boulevard near Courtney Commons Lane.
SUMMARY OF PETITION	This is a conventional petition with no associated site plan.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Westside Strategic Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Ten Parkway Associates, LP Dore Academy c/o Roberta Smith Collin W. Brown/Bailey Patrick, Jr. K&L Gates, LLP
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use:**
The site is developed with a 57,891 square-foot office building (57,423 square-foot heated) and associated parking. The parcel is surrounded by a mix of office/business, residential, recreational and institutional uses and undeveloped acreage on properties zoned R-4, I-1(CD), O-1(CD), and MUDD-O. Renaissance Park is located to the south.
 - **Rezoning History in Area**
Rezoning petition 2007-082 approved modifications to a previously approved zoning and site plan for the former Charlotte Coliseum property (since demolished) and several adjacent properties along Price Lane.
 - **Public Plans and Policies**
 - The *Westside Strategic Plan* (2000) recommends office development for this area.
 - The request is consistent with the *Westside Strategic Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No comments received.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning could produce 41 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 41.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** The parcel is adjacent to the York Road landfill. Any site modifications/uses should take this into account. A note should be included on the plans indicating that there is the potential for methane migration from the adjoining property.
 - **Mecklenburg County Parks and Recreation Department:** The subject property is adjacent to Renaissance Park near the baseball fields. The Mecklenburg County Parks and Recreation Department is open to future potential partnership with Dore Academy involving Renaissance Park, and the creation of a mutually beneficial program.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - 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

- Application
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools
- Charlotte-Mecklenburg Storm Water Services
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

- **Planner:** Claire Lyte-Graham (704) 336-3782