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<b>REQUEST</b>	Current Zoning: B-1(CD), neighborhood business, conditional Proposed Zoning: B-1(CD) SPA, neighborhood business, conditional, site plan amendment
<b>LOCATION</b>	Approximately 0.50 acres located on the west side of Park Road across from Charlotte Drive. (Council District 1 – Maddalon)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the construction of a 4,400-square foot addition to an existing office structure.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Dilworth Land Use and Streetscape Plan</i> .
<b>PROPERTY OWNER</b>	Dilworth Center for Chemical Dependency, Inc.
<b>PETITIONER</b>	Dilworth Center
<b>AGENT/REPRESENTATIVE</b>	John Fryday, Fryday & Doyme
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### **PLANNING STAFF REVIEW**

- **Background**  
Approval of petition 1984-003 rezoned the subject site from B-1 (neighborhood business) and O-6 (office) to B-1(CD) (neighborhood business, conditional), in order to allow retail clothing, gifts, photography, art, catering, flowers and offices.
  - **Proposed Request Details**  
The site plan amendment contains the following changes:
    - Construction of a 4,400-square foot addition to the existing two-story, 4,600-square foot structure currently used for office purposes.
    - Building will be devoted to office uses and associated incidental or accessory uses permitted under the zoning ordinance by-right or under prescribed conditions in the B-1 (neighborhood business) zoning district.
    - Proposed expansion and exterior modifications will be constructed in a manner that is compatible with the character of the existing building.
  - **Existing Zoning and Land Use**  
The site is developed with a two-story building containing office uses. The use is immediately surrounded by a mix of retail, office, and institutional uses, and single family and multi-family neighborhoods on properties zoned B-1 (neighborhood business), R-5 (single family residential), O-2 (office), R-17MF (multi-family residential), and R-22MF (multi-family residential).
  - **Rezoning History in Area**  
While there have been no recent rezonings in the immediate area, several rezonings have been approved over the years along South Boulevard, East Boulevard and adjacent areas in order to accommodate residential, non-residential, and mixed-use projects.
  - **Public Plans and Policies**
    - The *Dilworth Land Use and Streetscape Plan* (2006) recommends residential, office and retail land uses for this site and surrounding parcels. The Plan specifically indicates that residential and/or office, and/or retail uses should be located along Park Road with a height limit of 40 feet, and the remainder should be residential and/or office and/or retail uses with a height of limit of sixty feet.
    - The petition is consistent with the *Dilworth Land Use and Streetscape 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 Solid Waste Services:** No issues.
  - **Transportation:** CDOT requests the following:
    - The petitioner should specify on the site plan the proposed location(s) of the “additional sidewalks” identified under Transportation Note B-2.
    - **Vehicle Trip Generation:**  
Current Zoning: 125 trips per day.  
Proposed Zoning: 210 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
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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*.
  - Minimizes impacts to the natural environment by building on an infill lot and preserving existing trees.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Address Transportation comment.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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