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<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: O-1(CD), office, conditional
<b>LOCATION</b>	Approximately 1.20 acres located on the south side of Central Avenue between Rosehaven Drive and Winterfield Place. (Council District 5 - Autry)
<b>SUMMARY OF PETITION</b>	The petition proposes construction of single story, 9,000-square foot building for clinics and offices, with associated parking.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Eastside Strategy Plan</i> .
<b>PROPERTY OWNER</b>	Standard Contracting, Inc.
<b>PETITIONER</b>	SMA Carolina LLC
<b>AGENT/REPRESENTATIVE</b>	Daniel C. Saltrick, AIA
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- One-story, 9,000-square foot building, with 6,000 square feet dedicated to a dental clinic, and 3,000 square feet of additional leasable office space.
- Allow clinics (medical, dental and optical) and office uses, and accessory and associated uses in the O-1 (office) district.
- Maximum building height of 40 feet.
- Providing a 16-foot Class C buffer along property line that abuts R-8 (single family residential) zoning. Buffer may be reduced by 25% with a wall or fence.
- Exterior building materials to include a minimum of 30% masonry and may include brick veneer, fiber cement siding, and cast-stone.
- Providing an aluminum storefront, as well as pedestrian scale doors and windows with divided lites.
- Detached parking lot lighting not to exceed 25 feet with full cut-off luminaries. Architectural wall sconce lights to be used on north, south and east elevations. Lighting will utilize full cut-off fixtures, capped and downwardly directed.

- **Existing Zoning and Land Use**

- The rezoning site is currently vacant and is surrounded by a mix of single family and multi-family developments, business, office, and retail uses zoned R-4 (single family residential), R-8 (single family residential), R-17MF (multi-family residential), R-22MF (multi-family residential), O-15(CD) (office, conditional), O-2 (office), and B-1 (general business).

- **Rezoning History in Area**

- There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**

- The *Eastside Strategy Plan* (1991) recommends office land uses.
  - The petition is consistent with the *Eastside Strategy 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.

- **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 270 trips per day.  
Proposed Zoning: 325 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** 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:** The trees in the right-of-way of Central Avenue are protected by the Tree Ordinance and need to be protected and preserved. (Note: The petitioner has added this note to the site plan.)
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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 environment by building on an infill lot.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Clarify Transportation Note 4 by inserting "bicycle" in language.
    2. Remove Note 1 under heading of Other.
    3. Replace the proposed use of "office/dental clinic" with "office and/or medical, dental and optical clinics" in the development data table.
    4. Remove note "1" under "3. Permitted uses" and replace with "Permitted uses are limited to "office and/or medical, dental and optical clinics."
    5. Remove note "2" under " 2. General Provisions" as it is addressed in note "3".
    6. Place Conceptual Elevation Notes under Architectural Standards heading and ensure there are no conflicts in language with respect to application of materials or architectural treatment.
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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 Fire Department 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