

<b>REQUEST</b>	Current Zoning: B-D(CD) (PED-O) (distributive business, conditional, pedestrian overlay, optional) Proposed Zoning: O-1 (PED) (office, pedestrian overlay)
<b>LOCATION</b>	Approximately 1.38 acres located on the south side of West Morehead Street between South Summit Street and Interstate 77. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in O-1(PED) (office, pedestrian overlay).
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Ark Ventures, Inc. CitiSculpt Jeff Brown and Keith MacVean
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>West Morehead Land Use and Pedscape Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends office and indoor storage facility uses for the subject property.</li> </ul> <p>Therefore, this petition is found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The request allows all uses permitted in O-1 (PED) (office, pedestrian overlay);</li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Eschert).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Ryan/Sullivan Yeas: Dodson, Eschert, Nelson, Ryan, and Sullivan Nays: None Absent: Labovitz Recused: Lathrop
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this conventional petition to the Committee and noted that the petition is consistent with the <i>West Morehead Land Use and Pedscape Plan</i> . There was no discussion.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
  - The subject site was part of approximately 1.88 acres rezoned in 2007 (rezoning petition 2007-113) in order to allow the construction of 210,000 square feet of office and storage uses. The approved maximum building height was 75 feet, not to exceed six (6) stories. The optional provision allowed off-street parking at the rate of .25 spaces per 1,000 square feet of area devoted to self-storage use.

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- The *West Morehead Land Use and Pedscape Plan (2004)*, as amended by petition 2007-113, recommends office and indoor storage facility uses.
  - The petition is consistent with of the *West Morehead Land Use and Pedscape 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.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** 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 comments received.
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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](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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