

<b>REQUEST</b>	Current Zoning: BD(CD) PED-O (distributive business, conditional, pedestrian overlay, optional) Proposed Zoning: O-1 (PED) (office, pedestrian overlay)
<b>LOCATION</b>	Approximately 0.47 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 in the O-1(PED) (office, pedestrian overlay) district.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Bayside Holdings, LLC CitiSculpt N/A
<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 all uses in the O-1 (PED) (office, pedestrian overlay) district.</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 the proposed request:</p> <ul style="list-style-type: none"> <li>• Is compatible with surrounding zoning and uses;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Labovitz).</p>
<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition.
<b>VOTE</b>	Motion/Second: Labovitz/Eschert Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan and Sullivan Nays: None Absent: Walker Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item to the Committee. There was no discussion of this request.
<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 stories. The optional provision allowed off-street parking at the rate of 0.25 spaces per 1,000 square feet of area devoted to self-storage use. The site has not been developed in accordance with the provisions of this rezoning.

- **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, allows office uses and an indoor storage facility.
  - The petition is consistent with 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.
  - **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*.
    - 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
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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