

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: O-1(CD) (office, conditional) with five-year vested rights
<b>LOCATION</b>	Approximately 3.48 acres located on the east side of South Tryon Street between Wright's Ferry Road and Grandiflora Drive. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow up to 45,000 square feet of office and/or other uses allowed in the O-1 (office) district, including a child care facility. The vacant property is located south of the RiverGate Shopping Center, Carolinas Medical Center, and Steele Creek Volunteer Fire Department on South Tryon Street.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Rees G. (Jr) and Retha (wife) Russell MVP Properties, LLC James "Chip" Cannon
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be inconsistent with the <i>Steele Creek Area 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 residential at up to four dwelling units per acre.</li> </ul> </li> <li>• However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The subject property is located on South Tryon Street, between a religious institution and Carolinas Medical Center.; and</li> <li>• While the proposed office and child care facility is not consistent with the residential land use recommended by the plan, smaller office and institutional uses are compatible with the abutting hospital and religious institution; and</li> <li>• In addition, the subject parcel is cut off from larger tracts of land proposed for single family residential development by land owned by the church, thus limiting the potential for single family residential development on this site;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Sullivan seconded by Eschert).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended note in the Development Summary that the proposed zoning is O-1(CD) <u>with five-year vested rights.</u></li> <li>2. Removed reference to "no wall pak" from the Lighting Note on Rezoning Sheet 1.0.</li> <li>3. Modified Architectural Standards Note 4.e. to specify architectural treatments to ensure blank wall provisions do not exceed 20 feet horizontally or 10 feet vertically, transparent windows are used on elevations visible from the public right-of-way for a minimum 50% of the façade and the pedestrian entrances feature prominent architectural elements, including, but not limited to canopies.</li> <li>4. Modified Environmental Features Note 6.a to state that the site will comply with the City of Charlotte Tree Ordinance. Tree save area</li> </ol>
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*Area Plan.***Public Plans and Policies**

- The *Steele Creek Area Plan* (2012) recommends residential up to four dwelling units per acre for this site.

**TRANSPORTATION CONSIDERATIONS**

- The site will be accessed by a proposed road connecting the site to South Tryon Street. The primary transportation goal for this site is to ensure the future expansion of South Tryon Street from four to six lanes with protected bike lanes.
- **Vehicle Trip Generation:**  
Current Zoning: 10 trips per day (based on the existing single family home).  
130 trips per day (based on the entitlement for 10 single family homes).  
Proposed Zoning: 1,450 trips per day (based on 33,000 square feet of office uses and 12,000 square feet of day care uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** See Advisory Comments, Note 1.
  - **Engineering and Property Management:** See Advisory Comments, Note 2.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ADVISORY COMMENTS**

1. Charlotte Water currently does not have water system availability for the parcel under review. The closest available water main is approximately 200 feet west of the property at the intersection of South Tryon Street and Wright's Ferry Road. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to the water system.
  2. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. The tree save shall be provided on site as the project is located in the Wedge.
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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
- Department Comments
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services 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
- Transportation Review

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

