

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: O-1(CD) (office, conditional)
<b>LOCATION</b>	Approximately 1.23 acres located on the north side of The Plaza near the intersection of East WT Harris Boulevard and The Plaza. (Council District 4 - Phipps)
<b>SUMMARY OF PETITION</b>	The petition proposes to develop a vacant site in the northeast area with a 10,000-square foot building to allow general and medical office uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Uwadiogbu Ejindu Benson Ejindu Jay Henson
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Northeast District Plan</i>, which recommends multi-family residential uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The plan identifies the intersection of The Plaza and East WT Harris Boulevard as a neighborhood center, which is a location for neighborhood-serving commercial uses.</li> <li>• The size of the neighborhood center was effectively expanded from the original area plan recommendation through rezoning 2001-029 which approved the self-storage facility abutting this property along its west and north property lines.</li> <li>• In addition, the site is directly across The Plaza from a shopping center zoned B-1(CD) (neighborhood business, conditional).</li> <li>• The proposed use would allow additional nonresidential uses complementary to the expanded neighborhood center.</li> <li>• The proposed office use will provide a buffer between the self-storage facility, which is located at the intersection of WT Harris and the Plaza, and potential future multi-family development located east of the site.</li> <li>• The site design for the proposed office respects the "Avenue" street classification and brings the building toward the street and places parking to the side and rear to facilitate pedestrian connectivity along the corridor.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Up to 10,000 square feet of general and medical office uses in a single building.
  - Maximum building height limited to 40 feet.
  - Site access via one commercial driveway off The Plaza.
  - No parking between the building and the street.
  - A 30-foot front setback that is consistent with the required setback on the abutting R-3 (single family residential) zoned parcel.
  - A 16-foot wide "Class C" buffer abutting R-3 (single family residential) zoned parcel to the east.
  - Building elevations reflecting views from the front and rear of the building, and specifying building materials, with a porch and prominent pedestrian entrances.
  - Replacement of the existing four-foot planting strip and five-foot sidewalk along The Plaza with an eight-foot planting strip and six-foot sidewalk.
- **Existing Zoning and Land Use**

- The subject property is vacant.
- Surrounding parcels on the north and south sides of The Plaza are zoned R-3 (single family residential) and MX-2 (mixed use) and are developed with single family residential uses, a post office, a middle school and vacant lots.
- R-4 (single family residential) and R-12MF(CD) and R-15MF(CD) (multi-family residential, conditional) zoning exist across East WT Harris Boulevard and contain single family and multi-family dwellings, and a religious institution.
- B-D(CD) (distributive business, conditional), B-1(neighborhood business) and B-1(CD) (neighborhood business, conditional) zoning is located near the four quadrants of the intersection of The Plaza and East WT Harris Boulevard, and these properties are developed with two automotive service stations, warehousing within an enclosed building, an eating/drinking/entertainment establishment, multi-family units and a shopping center.
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Petition 2015-92 rezoned 5.11 acres located on the northwest corner at the intersection of East WT Harris Boulevard and The Plaza to allow up to 8,000 square feet of building area for a convenience store with fuel sales and associated incidental or accessory uses allowed in the B-1 (neighborhood business) district, which may include an eating/drinking/entertainment establishment. Accessory drive-through service windows are prohibited.
- **Public Plans and Policies**
  - The *Northeast District Plan* (1996) recommends multi-family residential uses.
- **TRANSPORTATION CONSIDERATIONS**
  - This site has direct access to an existing minor thoroughfare and is approximately 600 feet from a signalized intersection. CDOT has not identified any negative impacts to the transportation facilities in the area
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on the property being vacant).
      - Current Use: 30 trips per day (based on three single family detached dwellings).
    - Proposed Zoning: 230 trips per day (based on 10,000 square feet of office 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 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 Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 16-inch water main located along The Plaza. Charlotte Water does not currently have sewer system availability for the parcel under review. The closest sewer main is approximately 260 feet east of the southeast corner of the property on The Plaza. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to the water and sewer systems connections.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Fire Department
- 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

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