

REQUEST	Current Zoning: O-1 (office) Proposed Zoning: O-2 (office)
LOCATION	Approximately 0.43 acres located on the north side of South Colonial Avenue between Queens Road and Providence Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all office uses per conventional O-2 (office) zoning for a 0.43 acre site that is within the office and medical corridor along Providence Road near Presbyterian Hospital and Mercy Hospital. Uses allowed in the O-2 (office) district include office, residential, institutional and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	DV XV, LLC DV XV, LLC John Carmichael/ Robinson Bradshaw & Henson
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Central District Plan</i> recommendation for a mix of residential and office uses in the area.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject property is located within 1/4 mile of Presbyterian Hospital and Mercy Hospital. • Conventional zoning is appropriate as the eastern portion of the parcel is zoned O-2 (office). Rezoning the subject property will create consistent zoning across the entire parcel. • The proposed request is consistent with the office zoning of the surrounding properties. • The proposed increase in development intensity is appropriate for this urban site located within 1/4 mile of two large hospitals.
---------------------------------	--

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the O-2 (office) zoning district. Uses allowed in the O-2 district include office, residential, institutional and civic uses. The O-2 district allows an increased intensity from 0.6 FAR (floor area ratio) to 1.0 FAR.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with an office building and is zoned O-1 (office).
 - The surrounding properties are zoned O-1 (office), O-2 (office), O-1(CD) (office, conditional), and O-6(CD) (office, conditional) and are developed with general and medical office uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends a high density mix of residential and office uses for the area between Queens and Providence Road, south of East Third Street/Providence Road, and north of Colonial Circle.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is on the corner of the un-signalized intersection of a local street and an existing major thoroughfare. CDOT has not identified any negative impacts to the transportation facilities in the area. If the existing building was proposed to be demolished, CDOT would request an additional 13 feet on Providence Road to provide setback for a future bike lane.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 (based on vacant property).

Entitlement: 120 trips per day (based on 4,200 square feet of office uses).

Proposed Zoning: 160 trips per day (based on 6,300 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 comments received.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students, while the development allowed under the proposed zoning will produce four students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is two students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Eastover Elementary (92%), Alexander Graham Middle (112%), and Myers Park High (115%).
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 6-inch water distribution main located along Providence Road and an existing 2 ½ -inch water distribution main located along South Colonial Avenue. Sewer system availability for the rezoning boundary via existing 8-inch gravity sewer mains located along Providence Road and South Colonial Avenue.
- **Engineering and Property Management:** Site shall comply with the City of Charlotte Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326