

REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: O-2 (office)
LOCATION	Approximately 1.52 acres located on the east side of Lawyers Road between Albemarle Road and East W.T. Harris Boulevard. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes to rezone a vacant site in the Hickory Ridge neighborhood area to allow all uses permitted in the O-2 (office) district. Permitted uses include office, institutional, civic or residential uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The City of Charlotte The City of Charlotte The City of Charlotte (c/o Bruce Miller)
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be inconsistent with the <i>East District Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends multi-family land uses. • 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"> • The Lawyers Road extension north of Albemarle Road was not contemplated by the <i>East District Plan</i>; and • As a result of the construction of the extension of Lawyer's Road, the site's primary access is now from Lawyers Road, where other properties are zoned for retail or office development; and • The site does not have access to the abutting multi-family development to the east of the site; and • The site is part of a larger parcel and the remainder of the parcel is zoned O-2; and • The proposed rezoning will bring the larger parcel under a single zoning district; <p>By a 7-0 vote of the Zoning Committee (motion by Spencer seconded by Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Watkins / Labovitz Yeas: Eschert, Labovitz, Lathrop, Majeed, Spencer, Watkins, and Wiggins Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION	<p>Staff provided an overview of the petition noting that this is a conventional district request with no accompanying site plan.</p> <p>Staff noted that this petition is inconsistent with the <i>East District Plan</i>; however, Lawyers Road extension was not anticipated by the plan. The site's primary access is now from Lawyers Road, where other properties are zoned for retail or office development. Therefore, staff recommended approval of the petition.</p> <p>There was no further discussion of this petition.</p>
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STAFF OPINIONStaff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)**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.

Public Plans and Policies

- The *East District Plan* (1990) recommends multi-family land uses for the area proposed to be rezoned.

TRANSPORTATION CONSIDERATIONS

- This petition is not anticipated to significantly increase the amount of traffic generated by the site. 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 vacant property).

Entitlement: 275 trips (based on 25 multi-family dwelling units).

Proposed Zoning: 427 trips per day (based on 22,800 square feet of office uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** Developer must comply with City's Housing Policies if constructing multi-family housing for which public funding will be requested.
- **Charlotte Fire Department:** No on street parking on roads less than 26 feet clear width.
- **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 currently does not have water system availability via a water distribution main. The closest water distribution main is approximately 340 feet south of the property at the intersection of Lawyers Road and Albemarle Road. Charlotte Water currently does not have sewer system availability for the parcels under review. The closest available sewer main is approximately 320 feet south of parcel 10917111 at the intersection of Lawyers Road and Albemarle Road.
- **Engineering and Property Management:** Property is located in the Wedge, therefore tree save shall be provided on site. Tree save area to be minimum 30 feet wide; no structures will be allowed within ten feet of tree save area.
- **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
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department 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
- Transportation Review

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