

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.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>East District Plan</i>, which recommends multi-family land uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The Lawyers Road extension north of Albemarle Road was not contemplated by the <i>East District Plan</i>. • 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. • The site does not have access to the abutting multi-family development to the east of the site. • The site is part of a larger parcel and the remainder of the parcel is zoned O-2. • The proposed rezoning will bring the larger parcel under a single zoning district.
---------------------------------	---

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.
- **Existing Zoning and Land Use**
 - The site is currently vacant and generally surrounded by a variety of residential and non-residential uses at and around Albemarle Road, Lawyers Road, and East W.T. Harris Boulevard.
 - To the east are multi-family apartments zoned R-17MF (multi-family residential).
 - South of the site, and fronting Albemarle Road, are a hotel, retail and office uses, a self-storage facility, and multi-family apartments zoned B-1 (neighborhood business), B-2 (general business), O-6 (office), and B-D(CD) (distributive business, conditional).
 - To the west are vacant lots, the Albemarle Road/Lawyers Road CATS Park and Ride Facility, scattered single family housing, multi-family apartments, a self-storage facility, retail and office uses zoned R-17MF (multi-family residential), O-1 (office), O-2 (office), B-2 (general business), B-2(CD) (general business, conditional), B-D(CD) (distributive business, conditional) and B-1SCD (shopping center).
 - 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 *East District Plan* (1990) recommends multi-family land uses for the area proposed to be rezoned.
- **TRANSPORTATION CONSIDERATIONS**
 - This petition will not 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:** The development allowed under the existing zoning would generate 10 students, while the development allowed under the proposed zoning will produce 12 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is two students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Hickory Grove Elementary from 119% to 121%;
 - Cochrane Middle from 101% to 101%; and
 - Garinger High from 129% to 129%.
- **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
- Site Plan
- 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

Planner: Sonja Strayhorn Sanders (704) 336-8327