

REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: O-1 (office)
LOCATION	Approximately 1.80 acres located on the southeast corner of Tuckaseegee Road and Mulberry Church Road. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes redevelopment of a residential structure to allow all office uses per conventional O-1 (office) zoning for a 1.80-acre site that is just outside of the airport noise overlay and near the airport corridor along Billy Graham Parkway. Uses allowed in the O-1 (office) district include general office, medical office, residential, institutional and civic uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mulberry Presbyterian Church Elcan & Associates, Inc Collin Brown / K & L Gates
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>Southwest District Plan</i> recommendation for office and/or industrial development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The proposed rezoning site is located on the corner of two thoroughfares, Tuckaseegee Road (major thoroughfare) and Mulberry Church Road (minor thoroughfare), is located along a bus route, and is across Tuckaseegee Road from a large institutional use. • While the current zoning in the area is for multi-family and single family residential, the <i>Southwest District Plan</i> recommends office and/or industrial development for this and nearby sites due to the area's proximity to the airport. • The proposed office zoning district is preferred over industrial zoning at this time, even though the plan would support industrial development on the site, because uses allowed in the office district would typically be more compatible with the nearby residential uses than those uses allowed by industrial zoning.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the O-1 (office) zoning district. Uses allowed in the O-1 district include general office, medical office, residential, institutional and civic uses.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with a single family home and is zoned R-17MF (multi-family residential).
 - The south and west boundary of the site abuts property which is zoned R-17MF (multi-family residential) and is developed with residential structures and or vacant.
 - The north and east boundary of the site abuts property which is zoned R-3 and R-4 (single family residential) and is developed with an existing Church (Mulberry Presbyterian Church) and single family residential structures.
 - 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 *Southwest District Plan* (1991) recommends office/industrial uses for the site.
- The *Westside Strategic Plan* (2000) maintained the district plan recommendation.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the signalized intersection of minor thoroughfares. CDOT does anticipate that this petition would significantly increase vehicle trips but will work with the petitioner during permitting to enhance the pedestrian environment by including eight-foot planting strips and six-foot sidewalks along the site's public street frontage and providing directional accessible ramp improvements on the southeast quadrant of Tuckaseegee Road and Mulberry Church Road intersection during permitting.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one dwelling unit).

Entitlement: 305 trips per day (based on 30 multi-family dwelling units).

Proposed Zoning: 360 trips per day (based on 18,000 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 comments received.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **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 300 feet east of the property at the intersection of Tuckaseegee Road and Forestbrook Drive. Sewer system availability for the rezoning boundary is via existing eight-inch gravity sewer mains located along Tuckaseegee Road and Mulberry Church Road.
 - **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

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

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