

<b>REQUEST</b>	Current Zoning: B-2 (general business) Proposed Zoning: O-2 PED (office, pedestrian overlay)
<b>LOCATION</b>	Approximately 0.93 acres located at the southwest corner of Pearl Park and near the northwest corner of the intersection at Kenilworth Avenue and Greenwood Cliff. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone a portion of Pearl Street Park and vacant land to allow all uses in the O-2 PED (office, pedestrian overlay) zoning district. The acreage is located within close proximity to the Metropolitan development in Midtown.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Mecklenburg County Pappas Properties, LLC Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be consistent with the <i>Midtown Morehead Cherry Area Plan</i> based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends a mix of office and residential uses for the area in which the subject property is located.</li> </ul> <p>Therefore, 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:</p> <ul style="list-style-type: none"> <li>• The subject property is part of Pearl Street Park and adjoins non-residential properties fronting on Greenwood Cliff; and</li> <li>• A conventional rezoning is consistent with the adjacent properties in the area and is appropriate as the park, including the subject property, is zoned B-2 (general business) and the properties along Greenwood Cliff are zoned O-2 PED (office, pedestrian overlay); and</li> <li>• The request will also extend the Midtown Morehead Cherry Pedestrian Overlay District to include the subject property; and</li> <li>• The extension of the overlay will provide development standards that encourage high quality design and mixed use development, and also support walkability;</li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Spencer seconded by Wiggins).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Spencer / Fryday Yeas: Fryday, McClung, Spencer, Watkins, and Wiggins Nays: None Absent: Lathrop and Majeed Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item to the Zoning Committee, noting that this is a conventional request and that this petition is consistent with the <i>Midtown Morehead Cherry Area Plan</i> . A Committee member stated that he verified with the County that this project is being coordinated with another large proposed project in the area. There was no further discussion of this request.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. Uses allowed in the O-2 (office) district include single and multi-family residential, general offices, medical and dental offices, financial institutions, laboratories, religious institutions, schools and colleges.

**• Public Plans and Policies**

- The *Midtown Morehead Cherry Area Plan* (2012) recommends a mix of office and residential uses for the area in which the subject property is located.

**• TRANSPORTATION CONSIDERATIONS**

- The site is in the alignment of the potential transportation network improvements to extend Pearl Park Way to connect with Baxter Street and McDowell Street.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: 1900 trips per day (based on 13,900 square feet of retail uses).  
Proposed Zoning: 300 trips per day (based on 13,900 square feet of general 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:** 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:** The site does not have water system availability for the rezoning boundary, and the closest water main is approximately 350 feet south at the intersection of Kenilworth Avenue and Greenwood Cliff. A 24-inch sewer main is located along the rezoning boundary.
  - **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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**REQUESTED TECHNICAL REVISIONS****Attachments Online at [www.rezoning.org](http://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 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