

---

---

<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: O-2, office
<b>LOCATION</b>	Approximately 4.13 acres located on the north side of Seventy Seven Center Drive.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This conventional petition proposed to rezone a 4.13 acre site to an office district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>Woodlawn Transit Station Area Plan</i> .
<b>Property Owner</b>	Roefsc Exchange, LLC
<b>Petitioner</b>	Metrolina Regional Scholars Academy
<b>Agent/Representative</b>	John Carmichael
<b>Community Meeting</b>	Meeting not required.

---

#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**  
The subject property is zoned I-2 and contains an existing office building within the 77 Center office park development. Surrounding properties east of Interstate 77 are zoned I-1 and I-2 and are developed with office and industrial uses or are vacant. Properties west of Interstate 77 are zoned R-17MF, INST(CD), I-1 and CC and uses include single family dwellings, a religious institution and vacant lots.
  - **Rezoning History in Area**  
Petition 2001-109 rezoned approximately 20 acres located between Nations Ford Road and I-77, north of West Tyvola Road from R-17MF to INST(CD) to allow a religious institution and associated accessory uses. Approximately 23 acres located on the east side of Interstate 77, north of Seventy Seven Center Drive and west of Springbrook Road were rezoned from I -2 to I-1 via Petition 2000-104.
  - **Public Plans and Policies**  
The *Woodlawn Transit Station Area Plan* (2008) recommends office uses.  
The petition is consistent with the *Woodlawn Transit Station Area Plan*.
- 

#### **PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 5,500 trips per day.  
Proposed Zoning: 2,100 trips per day.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No comments were received.

**CATS:** No comments were received.

**Connectivity:** No issues.

**Schools:** CMS does not comment on non-residential petitions.

---

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

**SITE DESIGN:** There is no site plan associated with this conventional rezoning request.

---

**OUTSTANDING ISSUES**

No issues.

---

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application

CDOT Review

Storm Water Review

LUESA Review

**Planner: Tammie Keplinger (704) 336-5967**