
| | |
|---|---|
| REQUEST | Current Zoning: O-2(CD), office, conditional Proposed Zoning: O-2(CD), SPA, office, conditional, site plan amendment |
| LOCATION | Approximately 16.30 acres located on the south side of South Tryon Street between Steele Creek Road and Wright's Ferry Road. |
| CENTER, CORRIDOR OR WEDGE | Center |
| SUMMARY OF PETITION | This petition proposes to accommodate a helistop (no basing, repair, or fueling allowed) on the medical campus to support emergency transportation needs of patients. |
| Property Owner Petitioner Agent/Representative | Charlotte Mecklenburg Hospital Authority Carolinas Health Care System c/o Jeffrey Booker Laura Simmons, K & L Gates |
| Community Meeting | Meeting is required and has been held. Report available online. |

| | |
|--------------------------------|---|
| ZONING COMMITTEE ACTION | <p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <p>Solid Waste Management Plan is not required as request is for a helipad.</p> <p>Note has been added to site plan referencing Rezoning Petition 2009-019.</p> <p>Note on site plan has been amended to state that lighting will be fully shielded for downward direction.</p> <p>Site plan has been amended to identify zoning of abutting properties.</p> <p>Storm water issue has been addressed.</p> |
|--------------------------------|---|

| | |
|-------------|---|
| VOTE | Motion/Second: Griffith/Locher Yeas: Allen, Griffith, Howard, Locher, Simmons, and Walker Nays: None Absent: Rosenburgh Recused: None |
|-------------|---|

| | |
|------------------------------------|--|
| ZONING COMMITTEE DISCUSSION | Staff presented this item to the Committee. One commissioner inquired into the status of outstanding items, and staff confirmed they have all been addressed. There was no further discussion of the petition. |
|------------------------------------|--|

| | |
|---------------------------------|---|
| STATEMENT OF CONSISTENCY | This petition is found to be consistent with the <i>Lower Steele Creek Special Project Plan</i> and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Walker) |
|---------------------------------|---|

| | |
|----------------------|---|
| STAFF OPINION | Staff agrees with the recommendation of the Zoning Committee. |
|----------------------|---|

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

Proposed helistop to be situated on the south side of the site.

Note indicating proposed helistop will comply with all FAA regulations, per Section 12.415 of the City of Charlotte Zoning Ordinance.

Public Plans and Policies

The *Lower Steele Creek Special Project Plan (1992)* was updated by Rezoning Petition 2005-130, approving medical office development on the subject property.

This petition is consistent with the *Lower Steele Creek Special Project Plan*.

STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: No issues.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application Form

CATS Review

CDOT Review

CFD Review

Community Meeting Report

LUESA Review

Pre-Hearing Staff Analysis

Site Plan

Storm Water Review

Zoning Committee Recommendation

Planner: Claire Lyte-Graham (704) 336-3782