
REQUEST	Current Zoning: MUDD-O, mixed use development district, optional Proposed Zoning: MUDD-O SPA, mixed use development district, optional, site plan amendment
LOCATION	Approximately 0.90 acres located on the west corner of the intersection of East 4 th Street, South Caswell Road, Randolph Road, and North Caswell Road.
SUMMARY OF PETITION	The petition proposes to allow an optional request to allow one eight- foot tall, three sided sign with a sign face area of 42 square feet at the corner of East Fourth Street and Caswell Road.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Elizabeth Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Novant Health, Inc. Joy K. Greear Sherri Harstell
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
 - The subject property was originally rezoned under petition 2007-076. The petition allowed for three new medical office buildings totaling 775,000 square feet, a 12-level parking deck totaling 148,000 square feet and the existing hospital on 3.87 acres.
 - The optional provision allowed for a maximum height of 170 feet for one of the proposed medical buildings.
 - **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - One three sided sign located on the corner of East Fourth Street and Caswell Road.
 - A maximum sign face of 42 square feet.
 - A note that all other conditions and optional provisions from petition 2007-076 still apply.
 - Details of what the proposed sign will resemble.
 - **Existing Zoning and Land Use**

The subject property is currently developed with an existing medical building and is currently zoned MUDD-O. The surrounding properties are zoned MUDD-O, O-2, and B-1 and developed with various medical offices and hospitals.
 - **Rezoning History in Area**

Petition 2007-076 was rezoned to MUDD-O to allow the development of several medical buildings and parking structure.
 - **Public Plans and Policies**
 - The *Elizabeth Area Plan* (2011) recommends office and institutional uses for the subject parcel.
 - This petition is consistent with the *Elizabeth Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.

- **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** The petition will not affect the number of vehicle trips.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review

Planner: Solomon Fortune (704) 336-8326