

February 16, 2015

REQUEST	Current Zoning: B-D(CD) (PED-O) (distributive business, conditional, pedestrian overlay, optional) Proposed Zoning: O-1 (PED) (office, pedestrian overlay)
LOCATION	Approximately 1.38 acres located on the south side of West Morehead Street between South Summit Street and Interstate 77. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in B-1 (PED) (neighborhood business, pedestrian overlay).
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>West Morehead Land Use and Pedscape Plan</i> as amended by a previous rezoning.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Ark Ventures, Inc. CitiSculpt Jeff Brown and Keith MacVean
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - The subject site was part of approximately 1.88 acres rezoned in 2007 (rezoning petition 2007-113) in order to allow the construction of 210,000 square feet of office and storage uses. The approved maximum building height was 75 feet, not to exceed six (6) stories. The optional provision allowed off-street parking at the rate of .25 spaces per 1,000 square feet of area devoted to self-storage use.
 - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The site is developed with a 17,722-square foot office/industrial building constructed in 1947 and is surrounded by a mix of office, retail, and industrial uses zoned various zoning districts. A portion of the rezoning site is located adjacent to Irwin Creek and Interstate 77.
 - **Rezoning History in Area**
 - Rezoning petition 2012-038 rezoned approximately 17.91 acres located on the south side of West Morehead Street near the intersection of Interstate 77 and Interstate 277 from MUDD (mixed use development) to MUDD-O (mixed use development, optional) and I-2(CD) (general industrial, conditional) to reestablish industrial zoning to allow limited industrial uses associated with the abutting Charlotte Pipe and Foundry facility, and to maintain mixed use development zoning on acreage fronting West Morehead Street.
 - **Public Plans and Policies**
 - The *West Morehead Land Use and Pedscape Plan* (2004), as amended by petition 2007-113, recommends office and indoor storage facility uses.
 - The petition is consistent with of the *West Morehead Land Use and Pedscape 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.
- **Transportation:** CDOT requests that the current petition be changed from conventional to a conditional site plan to ensure consistency and participation in the Transportation Action Plan (TAP).
 - **Vehicle Trip Generation:**

Current Zoning: 900 trips per day.
Proposed Zoning: Given the proposed zoning and the absence of a conditional rezoning plan, it

is not possible to determine the approximate number of trips per day the site will generate.

- **Connectivity:** See comments above.
 - **Charlotte Fire Department:** No comments received.
 - **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:** No comments received.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** The rezoning site is adjacent to Irwin Creek which is a future greenway corridor indicated on the 2008 Mecklenburg County Greenway Master Plan. The Mecklenburg County Park and Recreation Department requests that the petitioner dedicate and convey the 100-foot SWIM buffer portion of the property or an easement to Mecklenburg County for the future Irwin Creek Greenway.
 - **Urban Forestry:** 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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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