

REQUEST	Current Zoning: B-D(CD) PED-O (distributive business, conditional pedestrian overlay, optional) Proposed Zoning: O-1(PED) (office, pedestrian overlay)
LOCATION	Approximately .47 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 in the O-1(PED) (office, pedestrian overlay) district.
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	Bayside Holdings, LLC CitiSculpt N/A
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 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. The site has not been developed in accordance with the provisions of this rezoning.
- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The subject property is currently developed with two warehouse buildings and is surrounded by a mix of office, retail, and industrial uses on properties in various zoning districts. An abutting 1.38-acre parcel to the west was rezoned from B-D(CD) (PED-O) (distributive business, conditional, pedestrian overlay, optional) to O-1(PED) (office, pedestrian overlay) via rezoning petition 2015-021 in order to allow all uses in the O-1(PED) (office, pedestrian overlay) district.
- **Rezoning History in Area**
 - Petition 2015-21 rezoned 1.38 acres located on the south side of West Morehead Street between South Summit Street and Interstate 77 to O-1(PED) (office, pedestrian overlay) to allow all uses permitted in the district.
 - Petition 2013-22 rezoned 0.82 acres on the west side of South Summit Avenue near the intersection of West Morehead Street and South Summit Avenue to UR-2(CD) HD-O (urban residential, conditional, historic overlay) to allow 35 multi-family dwelling units.
 - 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 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, allows office uses and an indoor storage facility.
 - Prior to the 2007 rezoning, the plan recommended mixed-use development (office, retail, restaurant, and residential uses) for this site. A portion of the site lies within a FEMA floodplain, and was recommended for Parks/Open Space by the plan, if acquired by Mecklenburg County and not developed for mixed-use.
 - The petition is consistent with the *West Morehead Land Use and Pedscape Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:**
 - **Vehicle Trip Generation:**
Current Zoning: 467 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.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce four (4) students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is four students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No comments received.
 - **Engineering and Property Management:** If the existing building is removed, 15% tree save is required. (Note: As this is a convention petition with no associated site plan, this information has been provided to the petitioner.)
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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.
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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 Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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