
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Lower Steele Creek Mixed-Use Development Center Special Project Plan</i> .
Property Owner	Charlotte Mecklenburg Hospital Authority
Petitioner	Carolinas Health Care System c/o Jeffrey Booker
Agent/Representative	Laura Simmons
Community Meeting	Meeting is required and has been held. Report available online.

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.

- **Existing Zoning and Land Use**

The site is under construction for an approved medical and general office facility on property zoned O-2(CD). The site is surrounded by a mix of single family and multi-family, commercial, and office uses on properties zoned R-3, R-4, R-17MF(CD), CC, B-2(CD), and O-1(CD).

- **Rezoning History in Area**

Recent rezoning approvals in the immediate area have allowed the construction of multi-family units, commercial and office developments.

The approved conditional plan for this site (Rezoning Petition 2005-130) allows the construction of a medical and general office facility with a maximum of 225,000 square feet. An administrative approval was granted on January 26, 2007, allowing revisions to the site plan to reflect a minor change in the site layout, an additional access point, and the incorporation of building elevations.

- **Public Plans and Policies**

- The *Lower Steele Creek Special Project Plan (1992)* had recommended multi-family residential land uses less than or equal to 25 dwelling units per acre and was updated by Rezoning Petition #2005-130, approving medical office development for the subject property.
 - This petition is consistent with the *Lower Steele Creek Mixed-Use Development Center Special Project Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: Not applicable.
Proposed Zoning: Not applicable.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** Remove Notes 1, 4, and 6 from the site plan.
 - **Park and Recreation:** 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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Protects/restores environmentally sensitive areas and minimizes impacts to the natural environment via the dedication of the 50-foot SWIM buffer of Hoover Creek to Mecklenburg County Park and Recreation for greenway purposes.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note that the petitioner will submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 2. Add a note referencing Rezoning Petition 2009-019.
 3. Amend Note F2 to state that full cut-off lighting will be provided.
 4. Specify zoning on abutting properties.
 5. Remove Notes 1, 4, and 6 from site plan as requested by Storm Water Services.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- CFD Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Site Plan
- Storm Water Review

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