
REQUEST	Current Zoning: R-17 MF, multi-family residential and B-2, general business Proposed Zoning: O-2, office
LOCATION	Approximately 5.13 acres located on the north side of Albemarle Road near the intersection of Albemarle Road and East W. T. Harris Boulevard.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	The petition proposes to rezone the property to allow all uses permitted in the O-2 district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Eastside Strategy Plan</i> ; however, the Lawyers Road Extension, which is currently under construction, bisects the site and creates a site that is more conducive to uses permitted in the office district than residential and retail uses.
Property Owner	City of Charlotte
Petitioner	Charlotte Area Transit System
Agent/Representative	Chris Bauer, Charlotte Area Transit System
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The subject property is zoned a combination of R-17MF and B-2 and is currently vacant. Surrounding properties share the same zoning, as well as O-1 and BD(CD), and are developed with office, commercial, and warehouse uses or are vacant.
 - **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Eastside Strategy Plan (2001)* recommends retail and multi-family land uses on this property.
 - This petition is inconsistent with the *Eastside Strategy Plan*. However, the Lawyers Road Extension, which is currently under construction, bisects the site and creates a site that is more conducive to uses permitted in the office district than residential and retail uses.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 1,200 trips per day.
Proposed Zoning: 1,100 trips per day.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.

- **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** CMS typically does not comment on non-residential petitions. However, CMS staff did determine that the proposed zoning would generate a total of 44 students if multi-family dwellings were to be constructed on the site. The potential number of students under the existing zoning could not be determined due to split zoning on the property.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Storm Water Review

Planner: Sonja Sanders (704) 336-8327