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<b>REQUEST</b>	Current Zoning: B-1, neighborhood business Proposed Zoning: UR-C(CD), urban residential-commercial, conditional
<b>LOCATION</b>	Approximately 1.16 acres located on the west side of Providence Road between Moravian Lane and Ardsley Road.
<b>SUMMARY OF PETITION</b>	The petition proposes to allow single or multi-occupancy reuse of an existing 43,050 square foot building for office, retail, restaurant, laboratory, college/university uses.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The proposed office, commercial and institutional uses are inconsistent with the <i>Central District Plan</i> . However, the location on a thoroughfare, and the existing zoning and land use pattern in the area makes this a suitable location for the proposed uses.
<b>PROPERTY OWNER</b>	Thies Realty & Mortgage Co.
<b>PETITIONER</b>	Thies Realty & Mortgage Co.
<b>AGENT/REPRESENTATIVE</b>	John Carmichael, K&L Bates, LLP
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
    - Reuse of the existing 43,050 square foot building with no additions or expansions.
    - One or more office, retail, restaurant, laboratory and university/college uses.
    - Restaurant uses limited to a maximum of 5,000 square feet.
    - Medical offices prohibited.
    - Parking provided at a higher rate (1 space per 750 square feet) than that required (1 space per 1,000 square feet) in the UR-C district.
    - An eight-foot wide planting strip and six-foot sidewalk along Providence Road.
    - Detached lighting limited to 20 feet in height.
    - A six-foot wooden screen fence to screen parking from abutting properties.
  - **Existing Zoning and Land Use**  
The subject property is currently developed with an unoccupied 43,050-square foot commercial building that formerly housed a furniture showroom. Surrounding parcels on either side of Providence Road are zoned R-3, R-5, R-22MF, O-2 and B-1. Uses include residential, office, commercial, a religious institution, and vacant lots, with no residential uses fronting Providence Road.
  - **Rezoning History in Area**
    - There have been no rezonings in the immediate area in recent years.
  - **Public Plans and Policies**
    - The *Central District Plan* (1993) recommends single family residential uses at up to four dwelling units per acre at this location.
    - The petition is inconsistent with the *Central District 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 Transportation:** The petitioner should:
    - Provide a cross-access connection with the adjacent parcel 15504418 to allow vehicles to enter and exit the site at an existing traffic signal serving the existing Rite-Aid site.
    - Provide angled parking at the rear of the building to encourage the one-way traffic flow.
    - Combine the two existing driveways along Providence Road into one near the center of the site.
  - **Vehicle Trip Generation:**  
Current zoning: The petition will allow a wide range of trip generation based on the existing zoning classification.  
Proposed zoning: 4,260 trips per day.
  - **Connectivity:** See comments above.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **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*.
    - Minimizes impacts to the natural environment by reusing an existing building.
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**OUTSTANDING ISSUES**

- The petitioner should:
    1. Address CDOT comments.
    2. Delete Note B under Streetscape and Landscaping/Screening.
    3. Delete Note under Setback, Side yard and Rear yard requirements.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Sonja Sanders (704) 336-8327