
Note: A sufficient protest petition has been submitted on this request.

REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: UR-C(CD), urban residential-commercial, conditional
LOCATION	Approximately 1.16 acres located on the west side of Providence Road between Moravian Lane and Ardsley Road.
SUMMARY OF PETITION	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.
PROPERTY OWNER	Thies Realty & Mortgage Co.
PETITIONER	Thies Realty & Mortgage Co.
AGENT/REPRESENTATIVE	John Carmichael, K&L Bates, LLP
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Central District Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Fallon).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none">1. Added a note regarding the provision of a future cross-access easement. CDOT rescinded the remaining requests regarding consolidation of the driveways along Providence Road and the provision of angled parking at the rear of the site.2. Deleted Note B under "Streetscape and Landscaping/Screening".3. Deleted note under "Setback, Side Yard and Rear Yard Requirements".
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VOTE	Motion/Second: Griffith/Fallon Yeas: Allen, Fallon, Griffith, Johnson, Phipps, and Zoutewelle Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted there were no outstanding issues. Staff noted that a sufficient protest petition was submitted on this case.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

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.
 - A note regarding the provision of a future cross-access easement.
 - **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*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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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:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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

- No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- 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

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