

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: O-1(CD), office, conditional
LOCATION	Approximately 1.20 acres located on the south side of Central Avenue between Rosehaven Drive and Winterfield Place. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes construction of single story, 9,000-square foot building for clinics and offices, with associated parking.
PROPERTY OWNER	Standard Contracting, Inc.
PETITIONER	SMA Carolina LLC
AGENT/REPRESENTATIVE	Daniel C. Saltrick, AIA
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Eastside Strategy Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, by a 7-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none">1. "Transportation" Note 4 has been modified with the insertion of "bicycle" into the language.2. "Other" heading and associated language have been removed from the site plan.3. "Development Data Table" has been modified by replacing "office/dental clinic" with "office and/or medical, dental and optical clinics".4. "Permitted Uses" Note 1 has been revised to read: "Permitted uses are limited to "office and/or medical, dental and optical clinics."5. "General Provisions" Note 2 has been removed as it is addressed in note "3" (now Note 2).6. Conceptual Elevation Notes have been placed under "Architectural Standards".
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VOTE	Motion/Second: Ryan/Labovitz
	Yeas: Allen, Dodson, Eschert, Labovitz, Low, and Walker
	Nays: None
	Absent: None
	Recused: None

ZONING COMMITTEE DISCUSSION	Staff reviewed this request and noted that all outstanding had been addressed by the petitioner. A Committee member inquired and staff confirmed that the elevations provided on the site plan sheet represent alternatives. There was no further discussion of this petition.
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:
 - One story, 9,000-square foot building, with 6,000 square feet dedicated to a dental clinic, and 3,000 square feet of additional leasable office space.
 - Allow clinics (medical, dental and optical) and office uses, and accessory and associated uses in the O-1 (office) district.
 - Maximum building height of 40 feet.
 - Providing a 16-foot Class C buffer along property line that abuts R-8 (single family residential) zoning. Buffer may be reduced by 25% with a wall or fence.
 - Conceptual elevations of building perspective from Central Avenue.
 - Exterior building materials to include a minimum of 30% masonry and may include brick veneer, fiber cement siding, and cast-stone.
 - Providing an aluminum storefront, as well as pedestrian scale doors and windows with divided lites.
 - Detached parking lot lighting not to exceed 25 feet with full cut-off luminaries. Architectural wall sconce lights to be used on north, south and east elevations. Lighting will utilize full cut-off fixtures, capped and downwardly directed.
 - **Public Plans and Policies**
 - The *Eastside Strategy Plan* (1991) recommends office land uses.
 - This petition is consistent with the *Eastside Strategy Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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