

<b>REQUEST</b>	Current Zoning: B-2, general business Proposed Zoning: UR-C(CD), urban residential, conditional
<b>LOCATION</b>	Approximately 0.17 acres located on the north side of Wilkinson Boulevard between Holton Avenue and Crispin Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes a 3,600 square foot, two-story office condominium building with enclosed parking on the first floor underneath the building.
<b>Property Owner</b>	Frederick A. Watson
<b>Petitioner</b>	Frederick A. Watson
<b>Agent/Representative</b>	T. Anthony Lindsey
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Lot area has been listed as 0.17 acres.</li> <li>2. The number of parking spaces required and provided is referenced as eight.</li> <li>3. Note 2 under <u>Section 9.407 Development Standards for Various Uses</u> has been amended to delete the request regarding bonus parking.</li> <li>4. Note 4 under <u>Section 9.408 Off-Street Parking and Loading</u> has been deleted.</li> <li>5. Deleted note under <u>Section 12.301</u> that no buffer is required between the project and the B-2 zoned property to the west.</li> <li>6. Note 1 under <u>Additional Notes</u> has been amended to state that full cut-off fixtures will be used for all outdoor lighting.</li> <li>7. Note 5 has been added under <u>Additional Notes</u> that the petitioner will submit a solid waste management plan to Mecklenburg County Solid Waste prior to initiating demolition and/or construction activities. Further, it has been noted that the site will be fully secured during non-working hours.</li> <li>8. The adjacent lot to the north zoned R-8 has been correctly labeled.</li> <li>9. The petitioner has added a note to the site plan allowing access to the rear alley.</li> <li>10. The site plan includes a northern building elevation, which mirrors the southern elevation.</li> <li>11. Note under Section 12.301 will be corrected to indicate that the adjacent site to the north is used for residential purposes.</li> </ol>
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<b>VOTE</b>	Motion/Second:	Randolph/Rosenburgh
	Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh
	Nays:	None
	Absent:	None
	Recused:	None

**ZONING COMMITTEE DISCUSSION**

Staff summarized the request and reviewed the changes to the petition since the public hearing (noted above). One outstanding issue remained concerning the use of the adjacent property to the north. The site plan indicated that it is vacant however a residential use is located on the property. The petitioner agreed to make this change to the plan. In addition the petitioner submitted a revised site plan depicting the northern building elevation which mirrors the southern building elevation.

A Commissioner asked how many units would be in the building. It was noted that this is an office building with three proposed units.

**STATEMENT OF CONSISTENCY**

This petition is found to be consistent with the *Central District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Rosenburgh seconded by Commissioner Allen)

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
- The site plan accompanying this petition contains the following provisions:
  - Maximum building square footage of 3,600.
  - Maximum building height of 40 feet.
  - Recreational space with seated lounge area provided via a roof terrace.
  - Required vehicle and bicycle parking on the first floor of the building and enclosed.
  - A Class C buffer abutting the adjacent residential property to the east and north.
  - Outdoor lighting limited to 30 feet in height and shielded with full-cut off fixtures.
- **Public Plans and Policies**
  - The *Central District Plan* (1993) recommends office and/or light industrial land uses.
  - The *Westside Strategic Plan* (2000) supports corridor revitalization through economic development by encouraging improvements to existing businesses along the corridor.
- **STAFF RECOMMENDATION (Updated)** Staff recommends approval of this petition. The petition is consistent with the *Central District Plan* (1993).

**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **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:** No issues.
- **LUESA:** No issues.
- **Site Design:** No issues.

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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CDOT Review
- Community Meeting Report and Sign-In Sheet
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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