

<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>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Central District Plan</i> (1993).
<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.

**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.
  
- **Existing Zoning and Land Use**  
Properties on the south side of Wilkinson Boulevard are zoned I-2 and developed with industrial/warehouse, commercial uses or are vacant. On the north side of Wilkinson Boulevard, B-2, R-8 and R-22MF zoning exists and these sites are developed with commercial, office, hotel, multi-family and single family residential uses or are vacant lots.
  
- **Rezoning History in Area**  
There have been no recent rezonings in the immediate area.
  
- **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.
  - This petition is consistent with the *Central District Plan*.

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

- **Vehicle Trip Generation:**  
Current Zoning: 50 trips per day.  
Proposed Zoning: 100 trips per day.

**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:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities. In addition, because there is a history of open/illegal dumping in this area, ensure that site is fully secured during non-working hours.

#### **SITE DESIGN:**

Minimizes impact to the environment by providing enclosed parking.

Reduces ground level temperatures by providing open space recreation area and providing trees in the buffer areas along the east and north property lines.

Facilitates the use of alternative modes of transportation by providing bicycle parking.

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#### **OUTSTANDING ISSUES**

1. The petitioner should revise the site plan to specify acreage.
2. The petitioner should amend the revised note in the body of the site plan to reflect the number of parking spaces provided as eight instead of nine.
3. The petitioner should amend Note 2 under Section 9.407 Development Standards for Various Uses to delete request regarding bonus parking.
4. The petitioner should delete Note 4 under Section 9.408 Off-Street Parking and Loading.
5. The petitioner should delete note under Section 12.301 that no buffer is required between the project and the B-2 zoned property to the west.
6. The petitioner should amend Note 1 under Additional Notes to state that full cut-off fixtures will be used for all outdoor lighting.
7. The petitioner should add a note that a Solid Waste Management Plan will be submitted to Mecklenburg County Solid Waste prior to initiating demolition and/or construction activities. Note should also specify that the site will be fully secured during non-working hours.
8. The petitioner should amend Note 7 under Section 12.301 to delete statement that adjacent site to the north is currently vacant. The site is currently developed.

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

Application Form

CDOT Review

Storm Water Review

LUESA Review

Community Meeting Report

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