

<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: O-2, office
<b>LOCATION</b>	Approximately 4.13 acres located on the north side of Seventy Seven Center Drive.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This conventional petition proposed to rezone a 4.13 acre site to an office district.
<b>Property Owner</b>	Roefesco Exchange, LLC
<b>Petitioner</b>	Metrolina Regional Scholars Academy
<b>Agent/Representative</b>	John Carmichael
<b>Community Meeting</b>	Meeting not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Griffith/Johnson
	Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh
	Nays: None
	Absent: None
	Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff reviewed the petition noting that it is a conventional request with no associated site plan. One Commissioner asked why staff recommended office instead of institutional zoning for this property. Staff responded that the request is consistent with the area plan and all uses in the office district should be considered. The Committee discussed a variety of uses allowed within the existing and proposed districts.

Staff noted that there is a concrete/asphalt plant along Tyvola Road that is not considered part of the complex. The Committee discussed the location of the adult establishment located near the property. Staff clarified that they are non-conforming and will eventually be eliminated.

The Commission discussed traffic concerns noting that this is a "hot spot" in transportation. Staff noted that the proposed zoning will produce half the number of cars the current zoning will. In addition, there is a secondary access to the site.

**STATEMENT OF CONSISTENCY**

This petition is found to be consistent with the *Woodlawn Transit Station Area Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton 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**

This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- The *Woodlawn Transit Station Area Plan* (2008) recommends office uses.
- The petition is consistent with the *Woodlawn Transit Station Area Plan*.

- **STAFF RECOMMENDATION (Updated)**

- Staff recommends approval of this petition.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No comments were received.
  - **CATS:** No comments were received.
  - **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:** There is no site plan associated with this conventional rezoning request.
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**OUTSTANDING ISSUES**

No issues.

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

- Application
- CDOT Review
- Storm Water Review
- LUESA Review

**Planner:** Tammie Keplinger (704) 336-5967