



Zoning Committee

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**REQUEST**

Current Zoning: O-2 PED (office, pedscape overlay)  
Proposed Zoning: B-1 PED-O (neighborhood business, pedscape overlay, optional)

**LOCATION**

Approximately 0.298 acres located along the south side of LaSalle Street, on the east side of Taylor Avenue, and west of Beatties Ford Road.  
(Council District 2 - Graham)

**PETITIONER**

E-FIX Development CO., LLC

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *West End Land Use & Pedscape Plan* (2005) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/office/retail uses.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This petition proposes a new parking lot along Taylor Avenue to service the existing businesses on the parcels to the right of the site and is consistent with the *West End Land Use & Pedscape Plan* (2005) recommendation of multi-family/office/retail.
- The site plan includes an 8-foot planting strip and 6-foot sidewalk along Taylor Avenue, in agreement with the area plan recommendation.
- The site plan proposes a 5-foot sidewalk and 7-foot planting strip along Lasalle Street. While these widths are narrower than what the area plan recommends for this street, they are consistent with the width of the existing sidewalk on adjacent parcels.
- The site plan proposes ADA accessible ramps on both Taylor Avenue and Lasalle Street, in accordance with the Charlotte Land Development Standards Manual (CLDSM) and Public Right-of Way Accessibility Guidelines (PROWAG).
- The construction of a parking lot and sidewalk on this facility will increase the utility and safety for the businesses located

on Lasalle Avenue and for their customers who either drive or walk.

Motion/Second: Welton / Barbee  
Yeas: Barbee, Blumenthal, Kelly, Nwasike, Samuel,  
and Welton  
Nays: None  
Absent: McMillan  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225