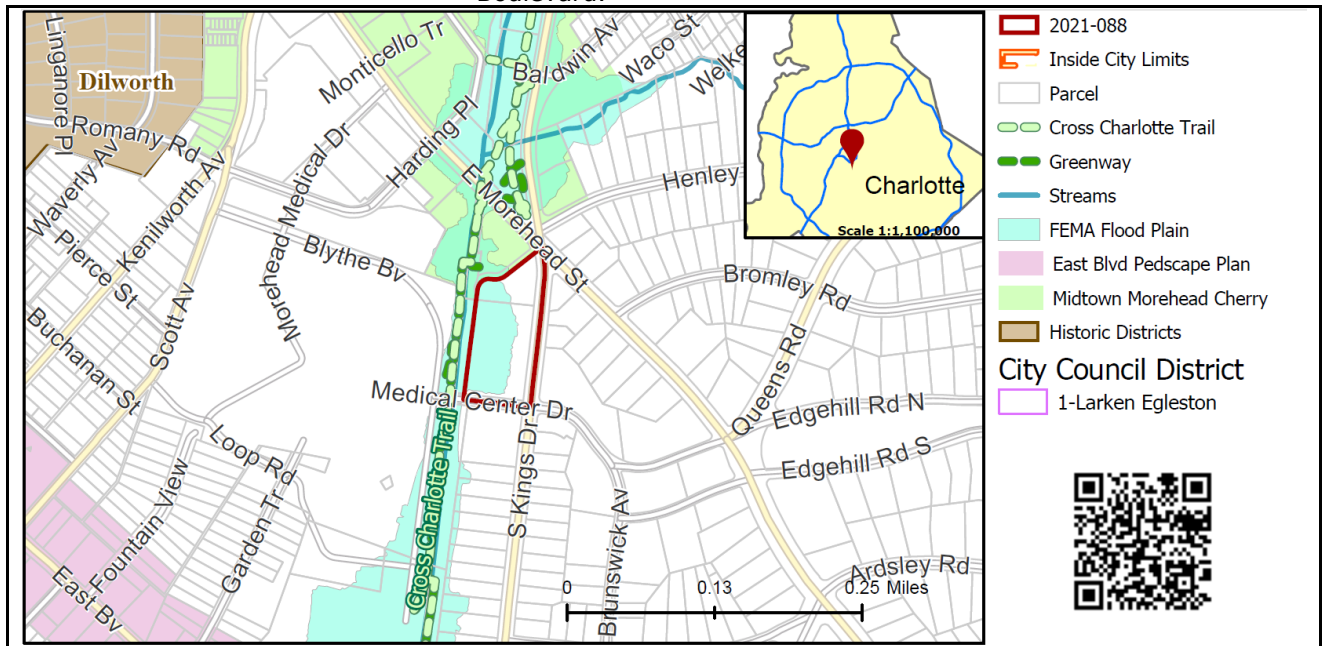


REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: O-3 (office)

LOCATION

Approximately 3.37 acres located on the northwest intersection of South Kings Drive and Medical Center Drive, east of Blythe Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses in the O-3 (office) zoning district on a parcel developed with a surface parking area along South Kings Drive.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

The Charlotte Mecklenburg Hospital Authority
The Charlotte-Mecklenburg Hospital Authority
John Carmichael
Meeting is not required.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Central District Plan* (1993) recommendation for office and retail uses and is **inconsistent** with the *Central District Plan* (1993) recommendation for greenway uses.

Rationale for Recommendation

- The site is adjacent to a number of parcels with existing office uses.
- On the western boundary of the site is the Little Sugar Creek Greenway. The *Central District Plan* (1993) recommends Greenway uses in areas within the floodplain of Little Sugar Creek, but at this time there has been no indication that additional land is required for this section of the Greenway adjacent to the subject site.
- The O-3 zoning district allows for some retail uses in office buildings under prescribed conditions.

- The proposal allows a site currently used as a surface parking lot to be redeveloped to better complement the adjacent Atrium Health Carolinas Medical Center.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, for the area of the site currently recommended for greenway uses to the new recommended office use.

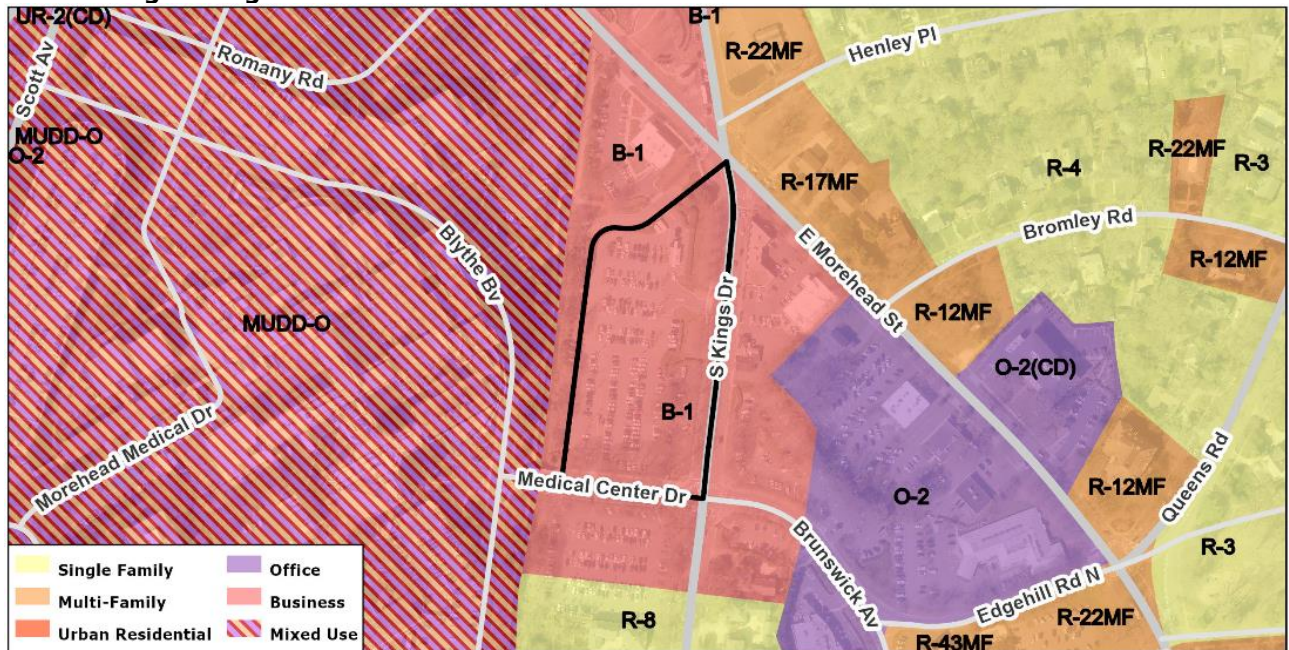
PLANNING STAFF REVIEW

- Proposed Request Details**

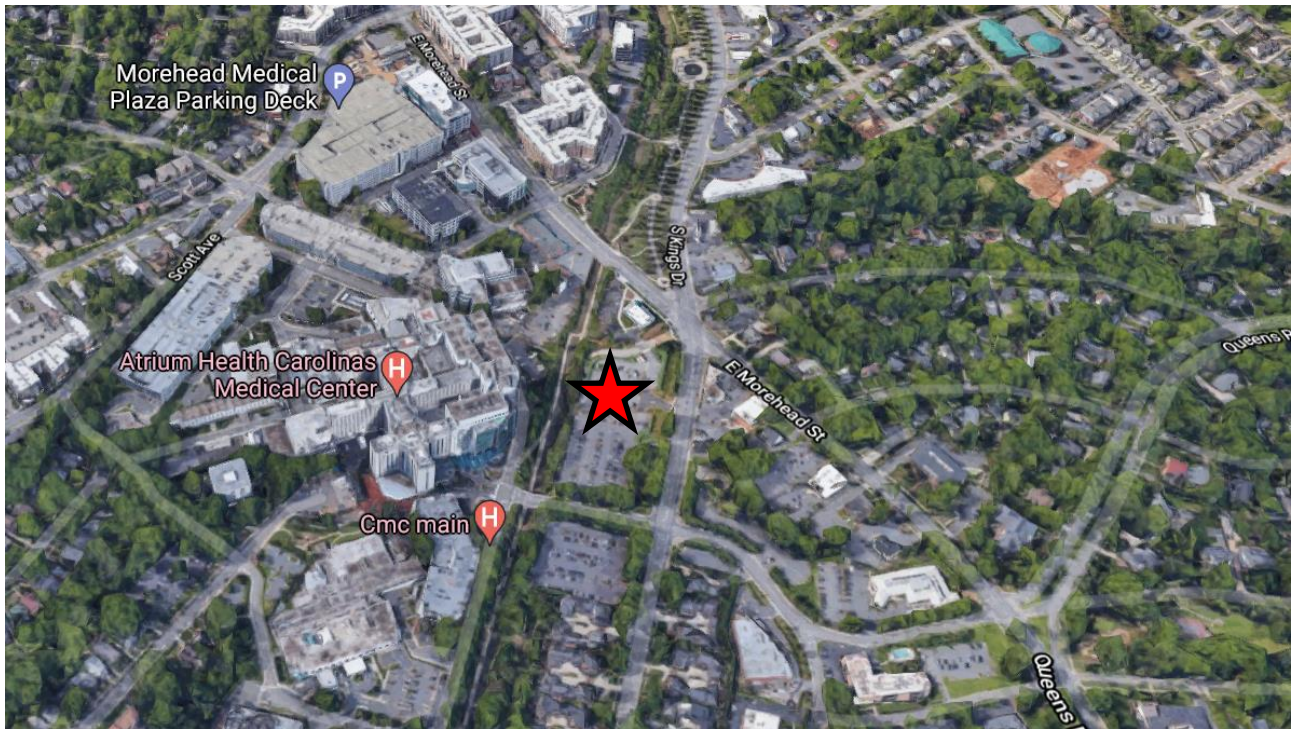
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the O-3 (office) zoning district.

- Existing Zoning and Land Use**



- There have been no recent rezonings of these parcels.



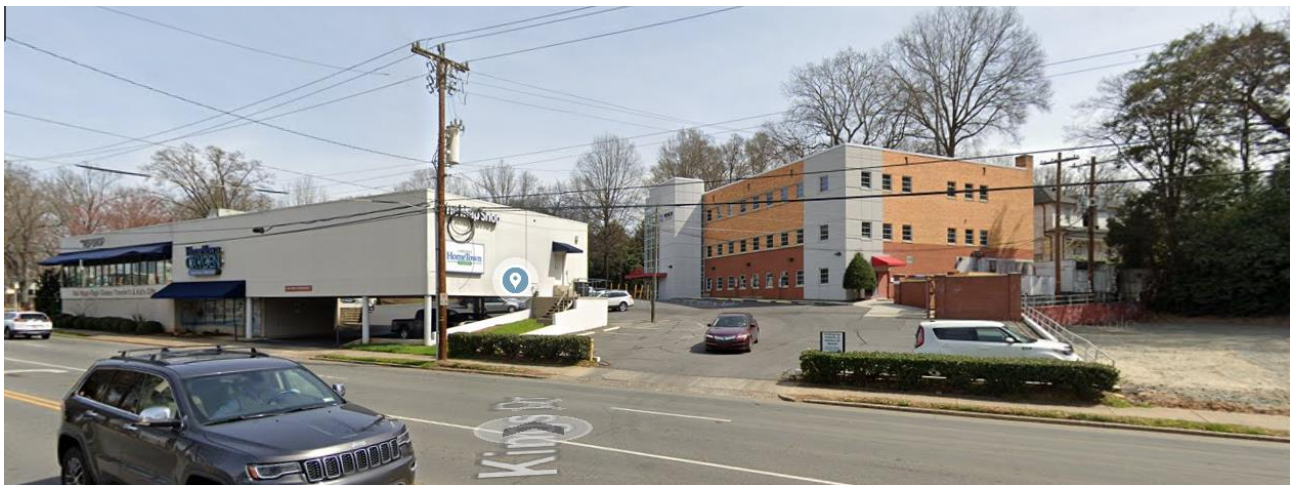
- The site (red star above) is in an area with a number of uses including office, neighborhood business, multi-family residential, and mixed use development which accommodates the Atrium Health Carolinas Medical Center.



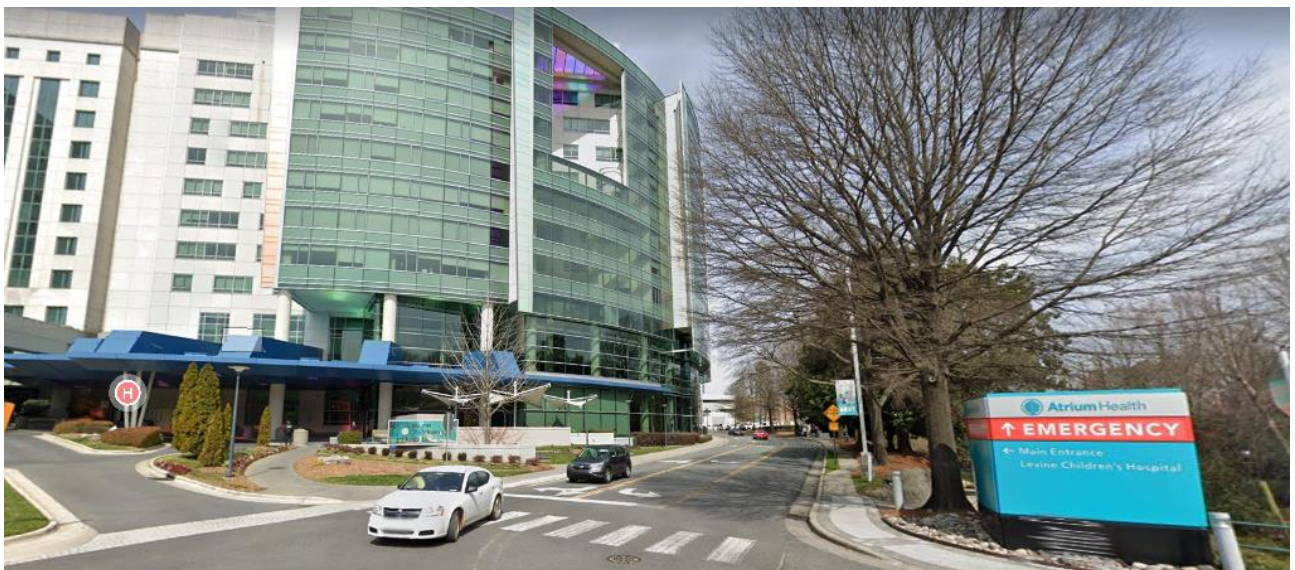
- North of the site are medical offices.



- South of the site are multi-family residential units.



- East of the site are office and retail uses.



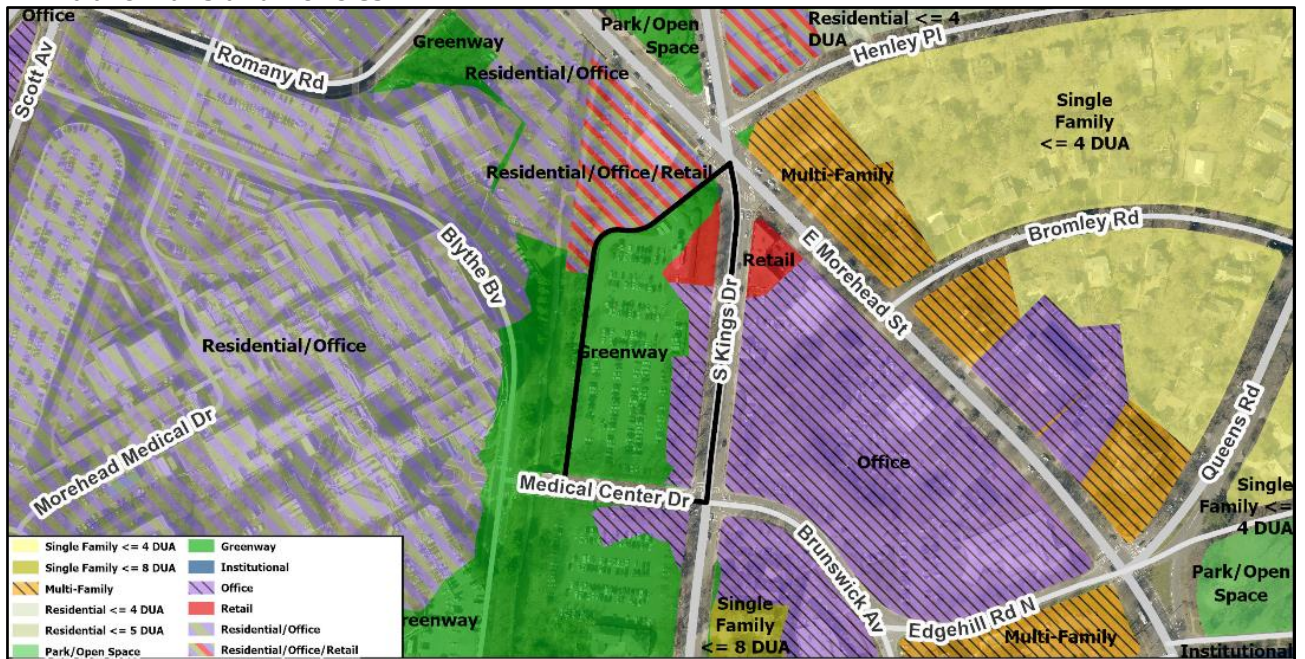
- West of the site are medical offices.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-114	Rezoned 70.53 acres from O-2, O-6(CD), B-1, B-2, R-6, and R-22MF to MUDD-O.	Approved
2018-163	Rezoned 1.75 acres from R-8 and R-22MF to R-8(CD) and MUDD(CD).	Approved
2016-105	Rezoned 0.08 acres from R-6 to R-22MF.	Approved

- Public Plans and Policies**



- The *Central District Plan* (1993) recommends greenway, retail, and office uses for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on Medical Center Drive, a City-maintained local street, and South Kings Drive, a City-maintained major thoroughfare. The site is located within the Center City 2020 Vision Plan. There are no active City projects near the site. Since this is a conventional rezoning request, full site plan review of ordinance requirements will occur during the land development permitting process. Chapter 19 of the City Code may apply and require the developer to provide street improvements for their frontage. Further advisory details are listed below.
- **Active Projects:**
 - There are no active project near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 0 trips per day (currently vacant).
Entitlement: 2,870 trips per day (33,700 square feet of neighborhood business uses).
Proposed Zoning: 550 trips per day (50,550 square feet of office uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** No comments submitted.
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry:** No comments submitted.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902