



REQUEST	Current Zoning: MX-2, mixed use residential Proposed Zoning: MX-2(SPA), mixed use residential, site plan amendment
LOCATION	Approximately 20.78 acres located at the intersection of Highway 29 and Caprington Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a site plan amendment to allow an increase in height to 45 feet for a previously approved multi-family site.
Property Owner	1152, LLC
Petitioner	1152, LLC
Agent/Representative	Wayne Harris
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modification: A note has been added to address LUESA comments.
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VOTE	Motion/Second: Griffith/Allen Yeas: Allen, Griffith, Locher, Rosenburgh, and Simmons Nays: None Absent: Howard and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the petition is consistent with adopted plans. Staff noted that all outstanding site plan issues had been addressed.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Northeast District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - An increase in the maximum height from 40 feet to 45 feet.
 - The conditions from the 1999 case will still apply.

- **Public Plans and Policies**
 - The *Northeast Area Plan* (2000) recommends mixed use residential for the subject parcel. The plan reflects the rezoning under petition 1999-29(c), which rezoned the parcel to MX-2.
- This petition is consistent with the *Northeast Area Plan* which recommends multi-family.
- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** No issues.
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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.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326