

<b>REQUEST</b>	Current Zoning: MX-2, mixed use residential Proposed Zoning: MX-2(SPA), mixed use residential, site plan amendment
<b>LOCATION</b>	Approximately 20.78 acres located at the intersection of Highway 29 and Caprington Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes a site plan amendment to allow an increase in height to 45 feet for a previously approved multi-family site.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issue. The site plan amendment request is consistent with the <i>Northeast Area Plan</i> .
<b>Property Owner</b>	1152, LLC
<b>Petitioner</b>	1152, LLC
<b>Agent/Representative</b>	Wayne Harris
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

**PLANNING STAFF REVIEW**

- **Background**  
The site plan approved in 1999 contains the following conditions:  
Up to 412 multi-family residential units.  
A maximum height of 40 feet.
- **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.
- **Existing Zoning and Land Use**  
The subject site is currently zoned MX-2 and is vacant. The parcels to the north, east, and west are currently zoned MX-2 and are developed with single family uses or vacant. Another parcel to the east is zoned R-17MF(CD) and is vacant. A parcel to the south is zoned CC and vacant.
- **Rezoning History in Area**  
The property to the south of the site was rezoned in 2006 under petition 2006-045 from R-3 and O-1(CD) to CC, which allowed the development of 110,000 square feet of retail, 30,000 square feet of office space, a 90 room hotel, and 480 residential units.
- **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.

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

- **Vehicle Trip Generation:**  
This rezoning will not affect the number of vehicle trips.
  - **CDOT:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Schools:** This site plan amendment will not impact the number of students attending local schools.
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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 land clearing, demolition and/or construction.
  - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

The petitioner should:

1. Address LUESA comments.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

**Planner:** Solomon Fortune (704) 336-8326