



Rezoning Petition 2010 - 004
PRE-HEARING STAFF ANALYSIS
January 19, 2010

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: R-8, single family residential
LOCATION	Approximately 24.55 acres located on the west side of Sarah Drive, south of West Cama Street and on both sides of Orchard Circle.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone an area developed predominantly with single family uses from multi-family to single family. This is a corrective rezoning in accordance with the <i>Scaleybark Transit Station Area Plan</i> .
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Scaleybark Transit Station Area Plan</i> .
Property Owner	Numerous. See application online.
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	N/A
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject properties are developed for single family residential purposes or are vacant and are zoned R-22 MF. The adjoining properties to the north and east are zoned a mix of R-5 and B-2 with both residential and commercial uses. To the south, the properties are zoned I-1 (CD) and are vacant or used for non-residential purposes. Across Interstate 77 the properties are zoned I-2 and are developed as a business park.
 - **Rezoning History in Area**
 - Recent rezonings in the area include: Petition 2007-22, which was a site plan amendment for the I-1(CD) property to the south of the petitioned site. The amendment added restaurants to the list of permitted uses.
 - **Public Plans and Policies**
 - The *Scaleybark Transit Station Area Plan* (2008) recommends single family residential for this location. The implementation section of the plan identified this area for a corrective rezoning.
 - This petition is consistent with the *Scaleybark Transit Station Area Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** Not applicable.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No comments received.
- **CATS:** No issues.
- **Connectivity:** No issues.

- **Neighborhood and Business Services:** No issues.
 - **Schools:** No comments received.
 - **Park and Recreation:** No comments received.
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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

- Application
- CATS Review
- CDOT Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

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