

REQUEST	Current Zoning: R-17MF, multi-family residential Proposed Zoning: R-8, single family residential
LOCATION	Approximately 7.95 acres located on the west side of China Grove Church Road, the south side of Ervin Lane, both sides of Dendy Lane, and both sides of Packard Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone a predominantly single family area from multi-family to single family. This is a corrective rezoning in accordance with the <i>Sharon & I-485 Transit Station Area Plan</i> .
Property Owner Petitioner Agent/Representative	Numerous. See application online. Charlotte-Mecklenburg Planning Commission N/A
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Walker/Allen Yeas: Allen, Dodson, Griffith, Randolph, Simmons, and Walker Nays: None Absent: Rosenburgh Recused: None
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ZONING COMMITTEE DISCUSSION Staff reviewed the petition noting the corrective rezonings are recommended by the recently adopted *Sharon & I-485 Transit Station Area Plan*. The properties within this rezoning area are all developed as single family residential. It was also noted that the petition is in keeping with the Corrective Rezoning Guidelines adopted by the Charlotte City Council on March 28, 2005, whereby:

- The rezonings align zoning with the exiting land uses to protect the surrounding residential areas. The majority of the structures in the area a single family homes.
- The rezonings align zoning with adopted future land use.
- Non-conforming uses will not be created by the rezonings.

Staff noted that during the plan adoption process, there were three (3) mail notices to all property owners and two (2) meetings about the plan. This is in addition to the notices required for the rezoning process. Several calls were received by the Planning Department regarding this rezoning. The callers were comfortable with the rezoning as it protects the neighborhood from multi-family encroachment.

One Commissioner asked if there was one person/entity that owned several parcel in the area to be rezoned. Staff responded that there is not within this area, which has relatively new homes built since 1984.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *Sharon & I-485 Transit Station Area Plan* and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Allen).

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:

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

• Public Plans and Policies

- The *Sharon & I-485 Transit Station Area Plan (2008)* recommends single family residential uses for this location. The implementation section of the plan identified this area for a corrective rezoning.
 - This petition is consistent with *Sharon & I-485 Transit Station Area Plan*.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** No issues. 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 Form
- CATS Review
- CDOT Review
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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