



Rezoning Petition 2010 - 005
PRE-HEARING STAFF ANALYSIS
January 19, 2010

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> .
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Sharon & I-485 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 petition with no associated site plan.
- **Existing Zoning and Land Use**
The subject properties are developed as single family residential homes. The properties to the north include R-8 (CD) and R-4 zoning and are developed with single family residential uses or are vacant. The properties across Chapel Grove Church Road are zoned R-4, TOD-M and R-17MF(CD). These properties are predominantly residential in character.
- **Rezoning History in Area**
Recent rezonings in the area include: 2004-098 rezoned 12.8 acres from R-4 and B-1 to TOD-M for a CATS park and ride facility.
- **Public Plans and Policies**
 - The *Sharon & I-485 Transit Station Area Plan* (year) 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 *Sharon & I-485 Transit Station Area Plan*.

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.
 - **Park and Recreation:** No comments.
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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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