



<b>REQUEST</b>	Current Zoning: R-17MF, multi-family residential Proposed Zoning: R-5, single family
<b>LOCATION</b>	Approximately 57.7 acres located on both sides of Longleaf Drive, Loblolly Lane, Lodgepole Place, Spruce Pine Place, Big Cone Place, Timberline Road and Greyleaf Place.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	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>Sharon &amp; I-485 Transit Station Area Plan</i> .
<b>Property Owner Petitioner Agent/Representative</b>	Numerous. See application online. Charlotte-Mecklenburg Planning Commission N/A
<b>Community Meeting</b>	Meeting not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Randolph/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph, Rosenburgh, Simmons and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Randolph/Allen	Yeas:	Allen, Dodson, Griffith, Randolph, Rosenburgh, Simmons and Walker	Nays:	None	Absent:	None	Recused:	None
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Yeas:	Allen, Dodson, Griffith, Randolph, Rosenburgh, Simmons and Walker										
Nays:	None										
Absent:	None										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff noted that the properties proposed to be rezoned are a part of a Housing Authority development from the 1970's. All of the properties are either developed with single family uses or are preserved for green space. Several of the Committee members noted that representatives of the neighborhood spoke at the public hearing in favor of the rezoning and that the neighborhood had been involved in the process.										
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Sharon &amp; I 485 Transit Station Area 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 Dodson).										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://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* (2009) 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*.
  - **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 comments received.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Neighborhood and Business Services:** No issues.
  - **Schools:** There will be zero impact on the school system as a result of this rezoning petition.
  - **Park and Recreation:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues. No comments received.
  - **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](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- CMS Review
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis

**Planner:** Tammie Keplinger (704) 336-5967