
REQUEST	Current Zoning: R-17MF, multi-family residential Proposed Zoning: R-5, single family residential
LOCATION	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.
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>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 Agent/Representative	Charlotte-Mecklenburg Planning Commission 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 or vacant. The adjacent properties to the north are zoned R-17 MF and developed for single and multi-family residential and I-1 and developed for non-residential purposes. The properties to the west and south are zoned B-2 and CC and are developed for commercial purposes. The properties to the east are zoned R-3 and R-12MF (CD) and are developed with single and multi-family residential uses.
- **Rezoning History in Area**
Recent rezonings in the area include: 2004-098 for the property to the southwest of the petitioned site. The property was rezoned from B-1 and R-4 to TOD-M for a CATS park and ride lot.
- **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*.

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:** 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 comments received.
 - **LUESA:** No comments received.
 - **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
- CMS Review
- LUESA Review
- Neighborhood and Business Services Review

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