

REQUEST	Current Zoning: I-2 (LLWPA), general industrial, Lower Lake Wylie Protected Area Proposed Zoning: I-1 (LLWPA), light industrial, Lower Lake Wylie Protected Area
LOCATION	Approximately 0.32 acres located on the west side of Little Rock Road between Interstate 85 and Keeter Drive.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone the property to allow all uses permitted in the I-1 district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Southwest District Plan</i> .
Property Owner	Charlotte-SAMP, LLC
Petitioner	Sree Hotels, LLC
Agent/Representative	Jack Christian
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 parcel is zoned I-2 and vacant. The surrounding properties are zoned I-1 and I-2 and are developed with commercial uses or are vacant.
- **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends industrial and office uses for the subject parcels.
 - The *Westside Strategic Plan* (2000) does not propose any changes from the recommendations of the *Southwest District Plan* for the subject parcels.
 - This petition is consistent with the *Southwest District Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
 - Due to the wide range of uses allowed, no trip generation was provided for the required zoning classification.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood and Business Services:** No issues.

- **Schools:** CMS does not comment on non-residential petitions.
 - **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
- Charlotte Fire Department Review
- CMU Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326