

REQUEST	Current Zoning: O-15(CD) office, conditional Proposed Zoning: O-1(CD) office, conditional
LOCATION	Approximately 7.02 acres located on the east side of North Sharon Amity Road across from Delane Avenue. (Council District 5 - Austry)
SUMMARY OF PETITION	The petition proposes to allow a 3,500 square foot expansion to an existing Time Warner Cable utility building.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Time Warner Entertainment-Advance/Newhouse Partners Time Warner Cable Cliff Credle
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The proposed zoning district has been added to the site data table. 2. Rezoning petition number 2012-097 has been added to the site plan. 3. A 38-foot Class C buffer has been provided adjacent to residential zoned property. 4. References to administrative approvals have been removed from the site plan. 5. Removed references to the original approved site plan. 6. A site data table listing site acreage, tax parcel numbers, existing and proposed zoning, proposed use, and current and proposed expansion square footage has been added to the site plan. 7. Existing buildings and square footages have been labeled on the site plan. 8. CDOT, CATS, and Engineering have been addressed as follows: <ol style="list-style-type: none"> a. Per request from CDOT, the petitioner has dedicated 20' feet of right-of-way along Sharon Amity Road. b. Per request from CATS, the petitioner has added a note regarding a proposed bus pad stating, "Pad at bus stop would be from curb to 9 feet back of curb and be 5 feet in width. Pad must be flush with sidewalk and level within 2% when measured perpendicular to street for compliance with the ADA." c. Per request from Engineering Land Development, petitioner has removed language regarding increase in impervious area since current zoning and increase in impervious area since 1978. 9. The site plan has been corrected to note 7.02 acres (parcel acreage).
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VOTE	Motion/Second:	Griffith/Eschert
	Yeas:	Allen, Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps
	Nays:	None
	Absent:	None
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee members and stated all outstanding issues had been addressed. There was no further discussion.	
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

- **Background**
The subject petition was rezoned under petition 1979-015 that allowed the development of several utility buildings for an overall total of 12,100 square feet.
 - **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - A 3,500 square foot building expansion to an existing building.
 - Three existing buildings totaling 12,100 square feet on the site to remain.
 - A wooded area adjacent to residential properties to remain.
 - Permitted use is a utility switching station.
 - **Public Plans and Policies**
 - *The South District Plan* (1993) recommends multi-family and utility uses on the subject parcel.
 - This petition is consistent with the *South District Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the City's tree canopy.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326