
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 - Autry)
SUMMARY OF PETITION	The petition proposes to rezone 7.02 acres to allow a 3,500 square foot expansion to an existing Time Warner Cable utility building.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Time Warner Entertainment-Advance/Newhouse Partners Time Warner Cable Cliff Credle
COMMUNITY MEETING	Meeting is required but has not been held.

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.
- **Existing Zoning and Land Use**

The subject parcel is currently zoned O-15(CD) and developed with several utility structures. The surrounding properties are zoned R-3, R-4, and R-17MF, and are developed with residential structures and a cemetery.
- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.
- **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*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** Petitioner should provide a concrete waiting pad along Sharon Amity Road along the site's frontage.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** Petitioner should dedicate 50 feet of right-of-way measured from the existing centerline of Sharon Amity Road along the site's frontage.
 - **Vehicle Trip Generation:**

Current Zoning: 60 trips per day.
Proposed Zoning: 100 trips per day.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** Petitioner should remove all references on the site plan to existing impervious area on site.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 - Add the proposed zoning to the site data table.
 - Add the petition number 2012-097 to the site plan.
 - Show and label a 38-foot Class C buffer around the site where it is adjacent to residential zoned property.
 - Remove references to administrative approvals for the previously approved plan.
 - Remove references to the original approved site plan.
 - Add a site data table to the site plan listing site acreage, tax parcel numbers, existing and proposed zoning, proposed use, and current and proposed expansion square footage.
 - Label existing buildings and square footages on the site plan.
 - Address comments from CDOT, CATS, and Engineering.
 - Correct the acreage on the site plan to 7.02 acres.
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Attachments Online at www.rezoning.org

- Application
- 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