
REQUEST	Current Zoning: NS (neighborhood services) Proposed Zoning: R-3 (single family residential)
LOCATION	Approximately 5.73 acres located on the southeast corner at the intersection of West Sugar Creek Road and David Cox Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses in the R-3 (single family residential) zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Northeast District Plan</i> recommendation for a mix of retail and office uses, as amended by rezoning petition 2004-021. However, the uses allowed in the R-3 are appropriate in this location.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Diocese of NC Protestant Episcopal Church St. Michael and All Angels Connie Sessoms, Jr.
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - Rezoning Petition 2004-021 rezoned the property from R-3 (single family residential) and O-1(CD) (office, conditional) to NS (neighborhood services) to allow a restaurant, retail, and office uses not to exceed 35,000 square feet, plus community open space.
 - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject property is vacant. Surrounding properties are zoned CC (commercial center), UR-2(CD) (urban residential, conditional), R-3 (single family residential), O-1(CD) (office, conditional) and R-9MF(CD) (multi-family residential, conditional). Adjacent land uses include commercial, multi-family, vacant, office, and single family.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *Northeast District Plan* (1996), as amended by rezoning petition 2004-021, recommends a mix of retail and office uses. Prior to the 2004-021 rezoning, the land use plan recommended single family residential uses.
 - The petition is inconsistent with the *Northeast District Plan*; however, the uses allowed in R-3 (single family residential) are appropriate in this location.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 3,430 trips per day.
Proposed Zoning: 460 trips per day.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 0 (zero) students, while the development allowed under the proposed zoning will produce 11 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 11 students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

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

- Application
- Locator Map
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311