

REQUEST	Current Zoning: R-3 (LLWCA), single family residential, Lower Lake Wylie Critical Area Proposed Zoning: O-2 (LLWCA), office, Lower Lake Wylie Critical Area
LOCATION	Approximately 0.23 acres located on the south side of York Road at the intersection of Langston Drive and York Road. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes a change in zoning to allow all uses in the office district for the subject property.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Craig and Amy Faile Craig and Amy Faile N/A
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Sullivan/Nelson Yeas: Dodson, Eschert, Labovitz, Nelson, and Sullivan Nays: None Absent: Ryan and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee. Staff noted that the petition is consistent with the <i>Steele Creek Area Plan</i> . There was no discussion on this item.
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

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Steele Creek Area Plan* (2012) recommends mixed use (residential, office and/or retail) for this site if part of a well-designed pedestrian oriented master plan. Buildings should be oriented toward the street, scale should be compatible with scale and character of adjacent Palisades neighborhood, and the number of free standing single tenant buildings should be kept to a minimum so as not to compromise walkability.
 - The small size and character of the parcel will allow for compact office use consistent with the *Steele Creek Area Plan*.
 - The petition is consistent with the *Steele Creek Area Plan*.

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 comments received.
 - **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 issues.
 - **Mecklenburg County Parks and Recreation Department:** 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.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services 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

Planner: Sonja Sanders (704) 336-8327