
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Steele Creek Area Plan</i> .
PROPERTY OWNER	Craig and Amy Faile
PETITIONER	Craig and Amy Faile
AGENT/REPRESENTATIVE	N/A

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject property is currently zoned R-3, single-family residential, and developed with a residential structure. The surrounding properties are zoned R-3, single-family residential, and O-1(CD), office, conditional, and developed with residential structures or vacant.
 - **Rezoning History in Area**
 - Petition 2013-004 rezoned 2.63 acres west of the subject site to allow a maximum of 25,000 square feet of O-1 (office) uses.
 - **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*.
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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.
 - **Vehicle Trip Generation:**
Current Zoning: 20 trips per day.
Proposed Zoning: 150 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development under the existing zoning could generate one student while the proposed zoning could produce two students. The net change in the number of students from the existing zoning to proposed zoning is one.

- **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.

OUTSTANDING ISSUES

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

- Application
- Site Plan
- 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
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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