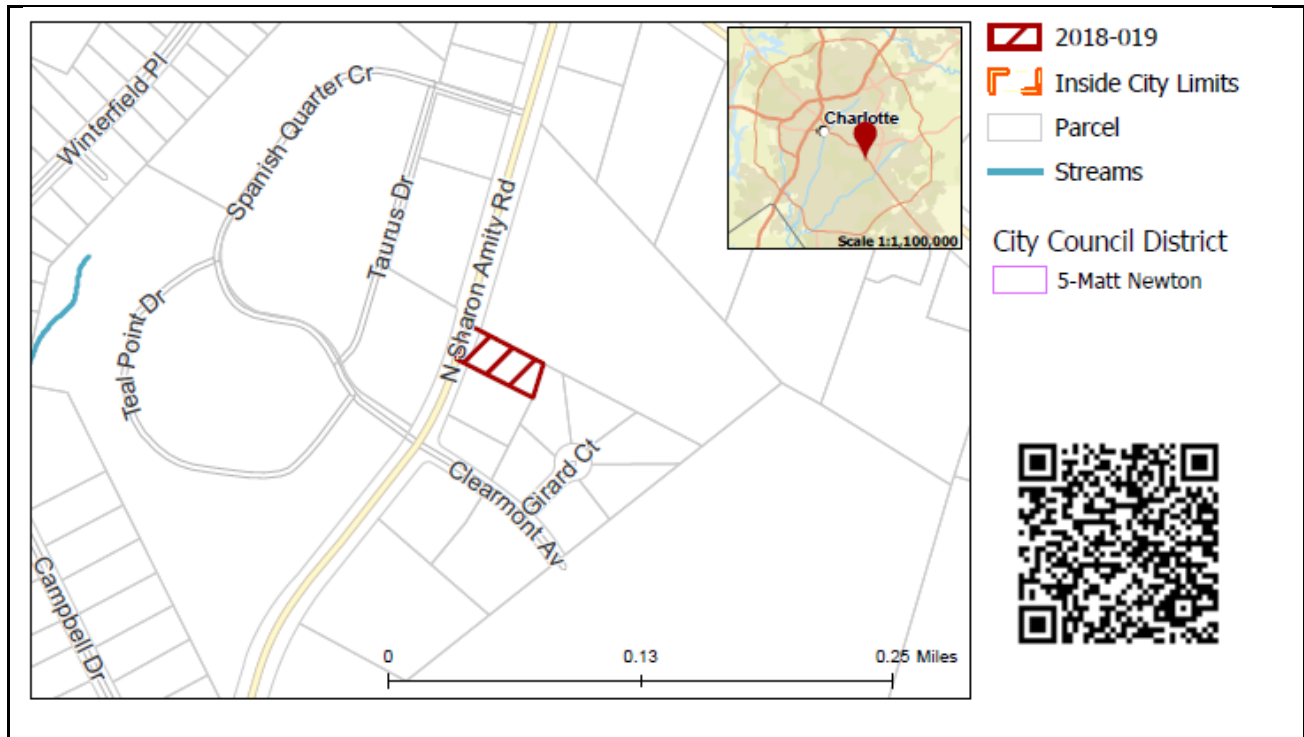


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: O-1(CD) SPA (office, conditional site plan, amendment)

LOCATION

Approximately 0.42 acres located on the east side of N. Sharon Amity Road, north of Clearmont Avenue, south of Central Avenue.
(Council District 5 - Newton)



SUMMARY OF PETITION

The petition proposes a site plan amendment to previously approved petition (1999-032) to increase the building square footage of the existing one story building from 1,248 to 4,200 square feet, to allow uses permitted in the O-1 (office) district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Ricardo Torres
Ricardo Torres
Lucia Griffith

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Eastland Area Plan*, which reflects the office use per previous rezoning 1999-032.

Rationale for Recommendation

- The proposed request allows the expansion of an existing office located in a dwelling converted for office use .
- The site's location between business and multi-family residential districts makes the proposed O-1(CD) (office, conditional) district an acceptable land use and zoning transition.
- The proposed 16-foot planting strip will preserve space for a future proposed buffered bike lane.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan amendment contains the following changes:

- Building square footage increased from 1,248 to 4,200 square feet via replacement of the existing building with a new structure.
- Permitted uses include all uses permitted in the O-1 (office) district, instead of being only general office uses.
- Setback reduced from 30 feet to 20 feet, which is the required setback in the proposed district.
- Providing a 16-foot wide planting strip and six-foot sidewalk along project frontage on North Sharon Amity Road.
- Increases width of Class C buffer from the required setback to the rear property line from 7.6 feet to 10 feet along the southern property line, and provides a minimum six-foot tall fence around the entire perimeter.

• Existing Zoning and Land Use



- Petition 1999-32 rezoned the subject property to O-1(CD) (office, conditional) to permit the conversion of a single-family residential house to a 1,248 square foot building for general office uses.
- The subject property is developed with an office use within a former single family structure.
- Surrounding properties are developed with office, retail, and multi-family residential uses in office, business and multi-family residential zoning districts.



The subject property is developed with an office use.



Properties to the north are developed with a mix of retail and office uses.

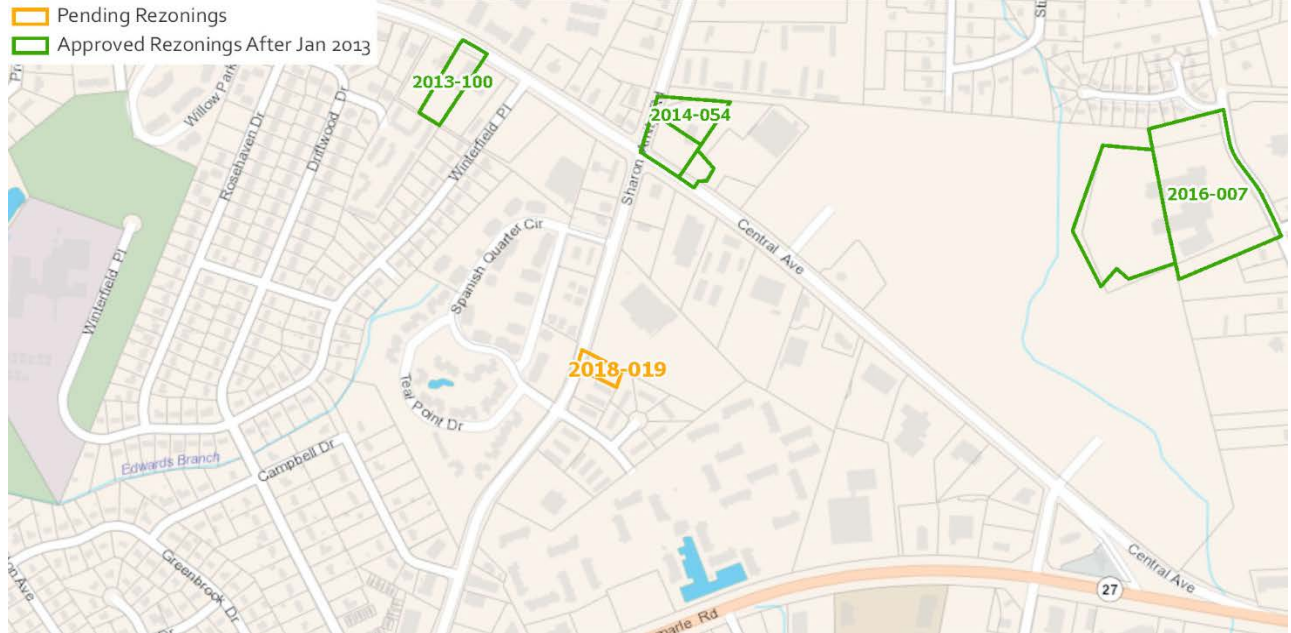


Properties to the south and east are developed with multi- family dwellings.



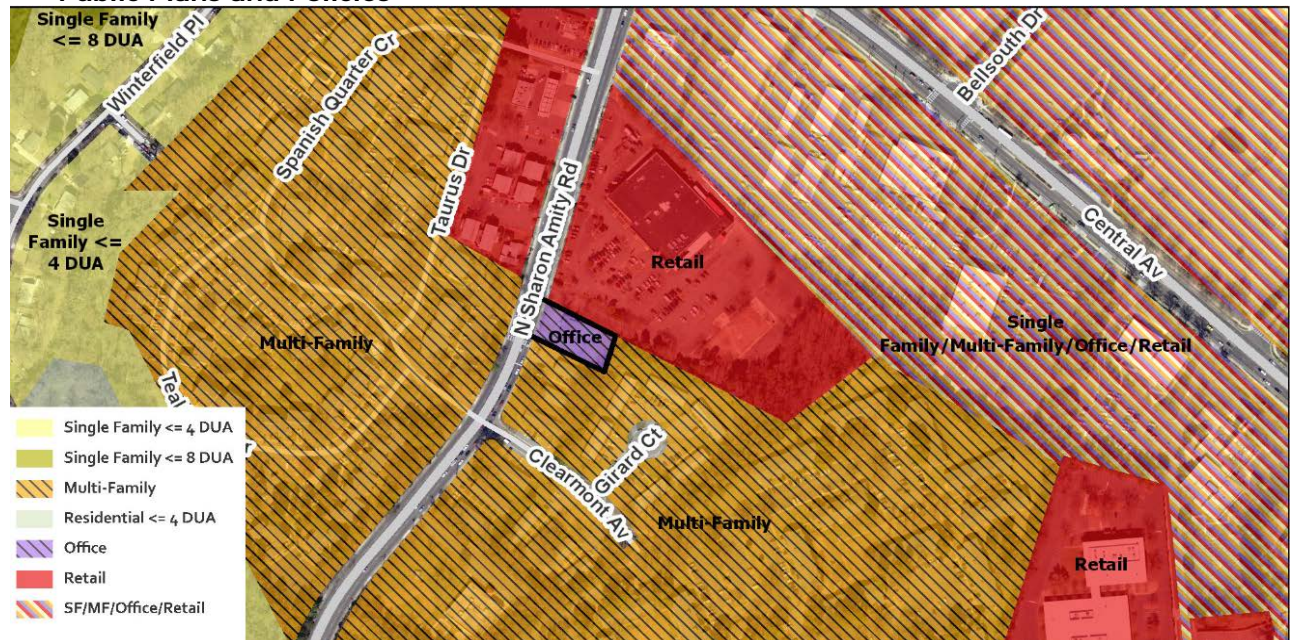
Properties to the west are developed with multi-family dwellings.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-100	Rezoned approximately 1.20 acres to O-1(CD), office, conditional to allow a single story, 9,000-square foot building for clinics and offices	Approved
2014-054	Rezoned approximately 2.40 acres to B-1(CD) (neighborhood business, conditional) to allow a 9,000-square foot building for a gasoline service station and convenience store with accessory pumps, retail and restaurant uses.	Approved
2016-07	Rezoned approximately 12.5 acres to R-4 (single family residential) to allow all uses permitted in the R-4 (single family residential) district.	Approved

- **Public Plans and Policies**



- The *Eastland Area Plan* (2003) recommends office use.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major thoroughfare. The site plan commits to installing a 16-foot planting strip and six-foot sidewalk.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 60 trips per day (based 1,820 square feet of office use).
Entitlement: 60 trips per day (based on 1,820 square feet of office use).
Proposed Zoning: 120 trips per day (based on 4,200 square feet of office use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.

Charlotte Water: Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Sharon Amity Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Sharon Amity Road.

- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right-of-way of any existing (N. Sharon Amity Rd.) or newly created City maintained street without explicit permission of the City Arborist's office.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Site Plan

- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327