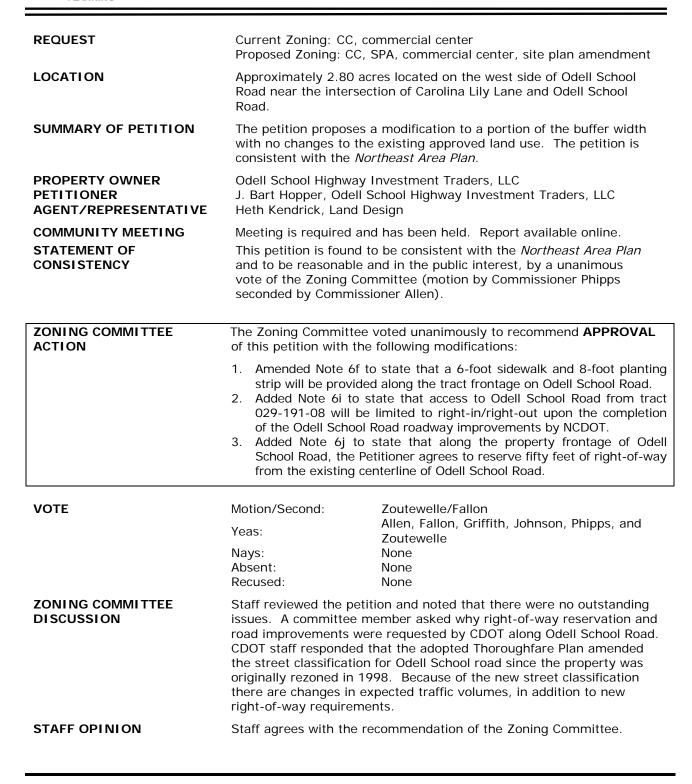
Rezoning Petition 2011-052 ZONING COMMITTEE RECOMMENDATION September 28, 2011





# FINAL STAFF ANALYSIS (Pre-Hearing Analysis online at <u>www.rezoning.org</u>)

### PLANNING STAFF REVIEW

- Background
  - The subject property was a part of a larger 92.6 acre rezoning to MX-2 and CC in 1998 (Petition 1998-046c). The petition approved 100,000 square feet of retail/business uses, and up to 706 residential dwelling units consisting of 430 multi-family units, 156 attached units and 120 detached units.

### Proposed Request Details

- The site plan accompanying this petition contains the following provisions:
- Reduction of a Class B buffer based on a 2.8 acres site.
- A 38-foot "Class B" buffer will be reduced to 28.6 feet with a fence, wall or berm.
- Approximately 8.6 feet of the buffer along the southern property line will remain undisturbed.
- Site is a separate tract from the unified development standards of the previous rezoning petition.
- Buffer will be based on the entire 92.6 acre site acreage if the subject tract is developed as a part of the other retail business tracts or areas.
- A 6-foot sidewalk and 8-foot planting strip will be provided along the tract frontage on Odell School Road.
- Access to Odell School Road from tract 029-191-08 will be limited to right-in/right-out upon the completion of the Odell School Road roadway improvements by NCDOT.
- Petitioner agrees to reserve fifty feet of right-of-way from the existing centerline of Odell School Road along the property frontage of Odell School Road.
- Public Plans and Policies
  - The *Northeast Area Plan*(2000) reflects the approved rezoning for the site and recommends retail not to exceed 100,000 square feet, office, and mixed use residential up to 12 dwelling units per acre for this and adjacent parcels.
  - The petition is consistent with the Northeast Area Plan.
- Staff Recommendation (Updated)
  - Staff agrees with the recommendation of the Zoning Committee.

**DEPARTMENT COMMENTS** (see full department reports online)

- Charlotte Area Transit System: No comments received.
- Charlotte Department of Neighborhood & Business Services: No issues.
- Charlotte Department of Transportation: No issues.
- Charlotte Fire Department: No comments received.
- Charlotte-Mecklenburg Schools: No issues.
- Charlotte-Mecklenburg Storm Water Services: No issues.
- Mecklenburg County Land Use and Environmental Services Agency: No issues.
- Mecklenburg County Parks and Recreation Department: No comments received.

# 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*.
  - This site meets minimum ordinance standards.

### OUTSTANDING ISSUES

No issues.

## Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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