

REQUEST	Current Zoning: CC, commercial center Proposed Zoning: CC, SPA, commercial center, site plan amendment
LOCATION	Approximately 2.80 acres located on the west side of Odell School Road near the intersection of Carolina Lily Lane and Odell School Road.
SUMMARY OF PETITION	The petition proposes a modification to a portion of the buffer width with no changes to the existing approved land use. The petition is consistent with the <i>Northeast Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Odell School Highway Investment Traders, LLC J. Bart Hopper, Odell School Highway Investment Traders, LLC Heth Kendrick, Land Design
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Northeast Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Phipps seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none">1. Amended Note 6f to state that a 6-foot sidewalk and 8-foot planting strip will be provided along the tract frontage on Odell School Road.2. Added Note 6i to state that 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.3. Added Note 6j to state that along the property frontage of Odell School Road, the Petitioner agrees to reserve fifty feet of right-of-way from the existing centerline of Odell School Road.
------------------------------------	--

VOTE	Motion/Second:	Zoutewelle/Fallon
	Yeas:	Allen, Fallon, Griffith, Johnson, Phipps, and Zoutewelle
	Nays:	None
	Absent:	None
	Recused:	None

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that there were no outstanding issues. A committee member asked why right-of-way reservation and road improvements were requested by CDOT along Odell School Road. CDOT staff responded that the adopted Thoroughfare Plan amended the street classification for Odell School road since the property was originally rezoned in 1998. Because of the new street classification there are changes in expected traffic volumes, in addition to new right-of-way requirements.
--	---

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

- **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

Planner: Sonja Sanders (704) 336-8327