

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-145**

**Property Owner:** Learning Investors, LLC

**Petitioner:** Learning Investors, LLC

**Location:** Approximately 6.0 acres on the east side of Weddington Road, south of Smithfield Church Road

**Request:** Change from R-8MF(CD) conditional multi-family residential to R-3 single family residential

### **Summary**

This petition seeks a conventional rezoning to a single family district. Allowed uses include churches with sanctuaries seating up to 750, family childcare homes, group homes, outdoor recreation, and elementary and secondary schools.

### **Consistency and Conclusion**

This petition is consistent with adopted land use plans, which recommend single family residential development in this area. Therefore, as a conventional district request, this petition is appropriate for approval.

### **Existing Zoning and Land Use**

The site is currently occupied by a fraternal organization's building and parking. The site is surrounded by vacant parcels or single family residences except for a church on the south side. Surrounding zoning is all R-3.

### **Rezoning History in Area**

This parcel was rezoned to R-8MF(CD) in 1997 to permit a fraternal organization to build on the site. A rezoning on the county line to MX-2 for a townhome project was approved in 2005.

### **Public Plans and Policies**

The South District Plan (1993) recommends single family residential uses for the site.

### **Proposed Request Details**

There is no site plan associated with this conventional district request.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT had no comments on this petition.

**CATS.** CATS had no comment on this petition. The site is not served by any transit.

**Connectivity.** Since this is a conventional district request, connectivity will be evaluated at the subdivision or permitting stages.

**Storm Water.** Storm Water Services is not requesting any improvements beyond minimum ordinance standards.

**School Information.** This petition is estimated to potentially add 16 students to local schools compared to the fraternal organization currently approved for the site.

## **Outstanding Issues**

**Land Use.** There are no land use issues associated with this petition. It is appropriate for approval.

**Site plan.** There is no site plan associated with this conventional district request.