

The petitioner is requesting a withdrawal of this petition.

REQUEST	Current Zoning: R-12MF, multi-family residential Proposed Zoning: O-1, office
LOCATION	Approximately 0.64 acres located on the east side of West Sugar Creek Road between North Tryon Street and Penny Way.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone the property to allow all uses permitted in the O-1 district.
Property Owner	Dona M. Patterson
Petitioner	Dona M. Patterson
Agent/Representative	None
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend DENIAL of this petition.
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VOTE	Motion/Second: Allen/Griffith
	Yeas: Allen, Dodson, Griffith, Randolph, and Walker
	Nays: N/A
	Absent: Rosenburgh and Simmons
	Recused: N/A

ZONING COMMITTEE DISCUSSION Staff reviewed the petition, recommending denial of the petition based on the adopted land use plan. A Committee member asked if the character of West Sugar Creek was going to change with transit. Staff responded that the residential recommendation of the area plan would continue even with transit. Several Committee members stated they could not support the petition because it was conventional and they would have liked to see a site plan.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *Northeast District Plan* and not reasonable and in the public interest, by a 4-1 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).

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

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends multi-family residential uses for the subject property.
 - This petition is inconsistent with *Northeast District Plan*.

- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** There will be an increase in students.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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