
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.
STAFF RECOMMENDATION	Staff does not recommend approval of this petition. The request for nonresidential zoning on this site, which is surrounded by residential zoning, would encourage additional nonresidential development along this portion of West Sugar Creek Road. The petition is inconsistent with the <i>Northeast District Plan</i> .
Property Owner	Dona M. Patterson
Petitioner	Dona M. Patterson
Agent/Representative	None
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The subject property is currently zoned R-12MF and occupied by a single family structure. The surrounding properties to the north and east are currently zoned R-12MF and are undeveloped. The properties to the south and west are currently zoned R-17MF and developed with a religious structure and a cemetery.
 - **Rezoning History in Area**
There have been no rezonings in the immediate area for the last five years.
 - **Public Plans and Policies**
 - The *Northeast Area Plan* (1996) recommends multi-family residential uses for the subject property.
 - This petition is inconsistent with *Northeast Area Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 160 trips per day.
Proposed Zoning: 190 trips per day.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.

- **Neighborhood and Business Services:** No issues.
 - **Schools:** There will be on 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
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326