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<b>REQUEST</b>	Current Zoning: CC, commercial center Proposed Zoning: CC, SPA, commercial center, site plan amendment
<b>LOCATION</b>	Approximately 2.80 acres located on the west side of Odell School Road near the intersection of Carolina Lily Lane and Odell School Road.
<b>SUMMARY OF PETITION</b>	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> .
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding site plan issues.
<b>PROPERTY OWNER</b>	Odell School Highway Investment Traders, LLC
<b>PETITIONER</b>	J. Bart Hopper, Odell School Highway Investment Traders, LLC
<b>AGENT/REPRESENTATIVE</b>	Heth Kendrick, Land Design
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### 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.
  - **Existing Zoning and Land Use**
    - The subject property is vacant. Surrounding properties on either side of Odell School Road are zoned R-3, MX-2 and CC and developed with single family dwellings, multi-family dwellings, and vacant lots. The site is adjacent to Cabarrus County to the northeast.
  - **Rezoning History in Area**
    - Petition 2003-076 approved a CC site plan amendment for approximately 348.8 acres northwest of I-85 and southwest of the Cabarrus County line to slightly decrease the amount of approved retail, office and residential, and to alter several transportation improvements. The resultant plan allowed 700,000 square feet of retail, 1 million square feet of office space, 2,100 residential units, and up to 30,000 square feet of support retail.
  - **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*.
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**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:**
    - Dedicate 50 feet of right-of-way from the existing center line of Odell School Road along the site's frontage.
    - Amend Note 6f to indicate a 6-foot sidewalk and 8-foot planting strip will be provided along the Odell School Road frontage.
    - Add a note that the current full access intersection shown near the site's southern property line will prohibit left turns out of the site; the driveway will be restricted to right-in/right-out traffic movements when Odell School Road is widened with a raised median.
    - **Vehicle Trip Generation:**  
Current Zoning: 3,165 trips per day.  
Proposed Zoning: 4,330 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
  - **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.
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**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**

- The petitioner should:
    - Address CDOT comments.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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