

REQUEST	Current Zoning: CC, commercial center Proposed Zoning: CC, commercial center, site plan amendment
LOCATION	Approximately 3.35 acres located on the west side of Johnston Road between North Community House Road and Toringdon Way.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition seeks to modify a previously approved commercial center. This proposal seeks to allow increase in size that was already approved. The plan shows the development of a 42,000 square foot fitness center.
Property Owner	NRI Communities
Petitioner	Urban Active Fitness
Agent/Representative	Robert Young
Community Meeting	Meeting required and held. Report online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Rosenburgh/Griffith
	Yeas: Rosenburgh, Carter, Lipton, Allen, Johnson, Griffith
	Nays: None
	Absent: Howard and Randolph
	Recused: None

ZONING COMMITTEE DISCUSSION Staff reviewed this petition and noted that they were recommending approval.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the South District Plan and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Rosenburgh).

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

The site plan accompanying this petition contains the following provisions:

- A site plan amendment that will allow the development of up to 42,000 square feet for a fitness center.
- The maximum height for the development will be 40 feet or three stories.
Five foot planting strips and five foot sidewalks will be provided along Copper Way.

Public Plans and Policies

The South District Plan (1993) calls for the property to be a residential or institutional use by virtue of the rezoning in 2007.

STAFF RECOMMENDATION (Updated)

This petition is consistent with adopted land use plans and policies. Staff is recommending approval of this petition.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: No issues

Connectivity: Connectivity is not an issue on this site.

Schools: This petition does not affect the school system.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

OUTSTANDING ISSUES

No outstanding issues.

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- Community Meeting report and Sign-In sheet
- Fire Department Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326