



REQUEST	Current Zoning: R-22 MF, multi-family residential Proposed Zoning: I-1, light industrial
LOCATION	Approximately 1.44 acres located on the northeast corner of Rodman Street and Sam Drenan Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to rezone 1.44 acres of a larger parcel in order for the zoning to be consistent for the entire property. This is a conventional request.
Property Owner Petitioner Agent/Representative	The Kennington Family Limited Partnership Kennington Family, LLC Bob Fagan
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Lipton/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton/Allen	Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh	Nays:	None	Absent:	None	Recused:	None
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Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh										
Nays:	None										
Absent:	None										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that it is a conventional request with no associated site plan. The Committee discussed the land use recommendations and access to the residential area on Sam Drenan Road. Staff explained that the land use recommendation for the site is residential. However, the request is being supported due to the topography, the requirement for a 50-foot class "A" buffer, and the fact that the site is more accessible through Latrobe Drive.										
STATEMENT OF CONSISTENCY	This petition is found to be <u>inconsistent</u> with the <i>Central District Plan</i> but reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Allen)										
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 *Central District Plan* (1993) recommends residential land uses at a density of four dwelling units per acre.

This petition is inconsistent with *the Central District Plan*.

STAFF RECOMMENDATION (Updated)

Staff recommends approval of this petition.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No comments received.

CATS: No comments received.

Connectivity: No issues.

Schools: CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: No issues.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application Form

CDOT Review

LUESA Review

Pre-Hearing Staff Analysis

Storm Water Review

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