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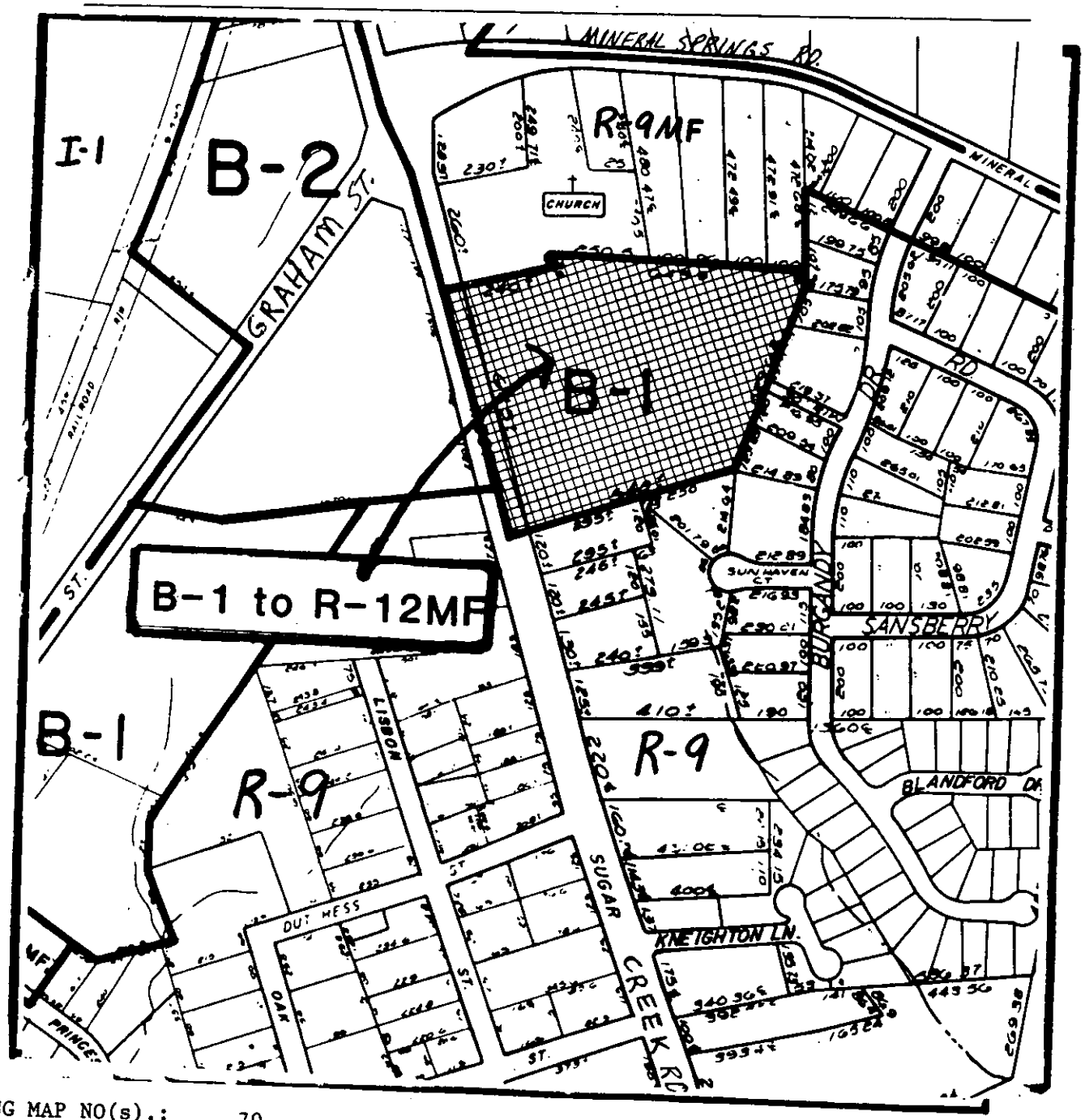
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 90-88 HEARING DATE: November 19, 1990

ZONING CLASSIFICATION, EXISTING: B-1 REQUESTED: R-12MF

LOCATION: Approximately 10.773 acres located on the east side of Sugar Creek Road south of Mineral Springs Road.



ZONING MAP NO(s).: 70

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE: November 26, 1990

PETITION NO.: 90-88

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-1 to R-12MF (Northeast District Plan).

LOCATION: Approximately 10.773 acres located on the east side of Sugar Creek Road south of Mineral Springs Road.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Baucom, James, Majeed, McClure, Mead, and O'Brien.

Nays: None.

REASONS

This petition seeks rezoning from B-1 to R-12MF in accordance with the Northeast District Plan. The Derita Small Area Plan and the recently adopted Northeast District Plan envision future additional commercial development as being located toward the Derita Town Center. The plans recognize the subject property as well suited for multi-family residential development due to its location near two major thoroughfares and nearby employment and service opportunities. Additional commercial development along Sugar Creek Road would dilute attempts to concentrate commercial uses in the Derita Town Center. The Zoning Committee viewed the petition as appropriate for the area and, therefore, recommends approval of the petition.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.