



Legislation Text

File #: 19-5450, Version: 1

Title:

Rezoning Petition 2019-001C - Petitioner Ascent Real Estate Capital, LLC

Summary

ACTION:

Receive recommendation from the Planning Commission on rezoning request - Petition #2019-001(C) for a change in zoning for approximately 3.42 acres located on the west side of Lancaster Highway north Providence Road West from NS (Neighborhood Services) to NS SPA (Neighborhood Services, Site Plan Amendment) - Petitioner: Ascent Real Estate Capital, LLC; and take appropriate action

Staff Contact:

**John Kinley, Senior Principal Planner
City of Charlotte, Charlotte Planning and Design Development**

Presentation:

Yes

BACKGROUND/JUSTIFICATION:

The Charlotte Planning Design and Development Department received a rezoning petition (Petition 2019-001C) for property off Lancaster Highway. The site is located in the area that was designated as Pineville's sphere of influence due to an annexation agreement with the City of Charlotte. The annexation agreement between the City of Charlotte and the Town of Pineville expired in August 2014. Neither municipality has extended their ETJ into this area. Therefore, Zoning authority lies with the Mecklenburg County Board of Commissioners and rezoning petitions in this area must be heard and decided on by the Board of County Commissioners

Requests are not received very often. The last request was in 2018, Petition 2018-001C for an attached residential development; before that was Petition 2016-001C for a self-storage facility and 2014-001C (the same site as the subject proposal) for two small office buildings and multi-family residential.

Petition No. 2019-001C by Ascent Real Estate Capital, LLC is a request for a change in zoning for approximately 3.42 acres located on the west side of Lancaster Hwy., north Providence Road West from NS (Neighborhood Services) to NS SPA (Neighborhood Services, Site Plan Amendment).

The Board held the public hearing on April 16, 2019. The Board deferred making a decision

until a recommendation was received from the Planning Commission. The Planning Commission's decision has been received and is noted below. John Kinley, Senior Principal Planner with the City of Charlotte Planning and Design Development Office will present the recommendation to the Board at the May 21, 2019 meeting.

The Zoning Committee of the Planning Commission voted 7-0 to recommend Approval of the petition and for the Board to adopt the consistency statement noted in their recommendation, which is attached.

Attached also is the follow-up report to questions raised at the public hearing.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

N/A