



# STAFF REPORT

<b>CASE:</b>	<b>ZC13-8</b>
<b>EXISTING ZONING</b>	<b>R</b>
<b>REQUEST:</b>	<b>R (CD)</b>
<b>APPLICANT:</b>	<b>DEREK HODGE</b>
<b>PROPERTY OWNER</b>	<b>IDLEWILD BAPTIST CHURCH, INC.</b>
<b>LOCATION</b>	<b>12701 IDLEWILD ROAD</b>
<b>TAX MAP NUMBER</b>	<b>135-331-32 &amp; 135-331-29</b>

## EXECUTIVE SUMMARY:

The applicant is requesting Conditional District rezoning for property located at 12701 Idlewild Road to permit construction of a 7,380 square foot activity center building.

Included with this petition is a request to waive the sidewalk requirement for the property frontage on Idlewild Road.

### 6.2.3 A 2

*In addition, a material enlargement or expansion of existing construction shall be required to construct sidewalks along all public streets fronting and/or within the proposed development for not only the newly proposed expansion or enlargement area, but also for the development as it was first proposed and exists at the time of the proposed enlargement or expansion. For purposes hereunder, material enlargement or expansion shall be determined by a total cumulative twenty (20) percent increase in the total square footage of all existing structure(s) within a project area as and since the original date the project area was first proposed. Expansion of an existing project to include adjoining land with existing structures shall not exempt an Applicant or developer from the requirements of this Section.*

Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

## PLAN CONSISTENCY:

Mint Hill Land Use Plan	Yes
Downtown Master Plan	N/A
Mint Hill Comprehensive Transportation Plan	No
Pedestrian Plan	No

## STAFF RECOMMENDATION:

Staff recommends approval of the applicant’s petition with the exception of the request to waive the sidewalk on Idlewild Road.

## STAFF CONTACT:

Planning Staff  
704-545-9726