



STAFF REPORT

CASE:	ZC16-7
PROPERTY OWNER:	MHC LAND PARTNERS, LLC
APPLICANT	MHC LAND PARTNERS, LLC
LOCATION	11628 LAWYERS ROAD
TAX PARCEL NUMBER	195-182-31
REQUEST:	AMEND ZONING PLAN NOTE REGARDING SIDEWALK INSTALLATION FOR LAWYERS ROAD

BACKGROUND INFORMATION:

Mint Hill Commons was approved on July 18, 2013. According to Note # 1 under Supplemental Zoning Notes in the approved Zoning Plan, the sidewalk along Lawyers Road was to be completed at the time of residential development or 18 months following the issuance of the certificate of occupancy for Publix, whichever occurred first. The c/o was issued on January 20, 2015.

SUPPLEMENTAL ZONING NOTES

1. PROPOSED 5' SIDEWALK ALONG LAWYERS ROAD WILL BE CONSTRUCTED AT TIME OF FUTURE RESIDENTIAL DEVELOPMENT OR 18 MONTHS FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROPOSED GROCERY STORE WHICHEVER COMES FIRST.

APPLICATION SUMMARY:

The applicant MHC Land Partners, LLC is requesting to amend the Zoning Plan note to state: *Proposed 5' sidewalk along Lawyers Road will be constructed at time of future residential development.*

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. 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.

STAFF CONTACT:

Planning Staff
704-545-9726