



STAFF REPORT

CASE:	ZC16-10
EXISTING ZONING	I-G (CD)
APPLICANT/PROPERTY OWNER:	WILLIAM GRAY
LOCATION	11131 AND 11207 BLAIR ROAD
TAX PARCEL NUMBER	137-153-10 AND 137-153-11
REQUEST:	AMENDMENTS TO APPROVED ZONING PLAN (ZC15-1)

APPLICATION SUMMARY:

The applicant is requesting amendments to the approved Zoning Plan (ZC15-1).

The current plans in review indicate an increase in storage buildings for phase 1 and a change in building materials.

STAFF CONTACT:

Planning Staff
704-545-9726

8.5.2D Amendment Procedures for Approved Conditional Districts.

- A. Changes to an Approved Zoning Plan. Except as provided in Subsection (B) below (Administrative Amendment Process), changes to an approved Conditional District or to the conditions attached to it shall be treated the same as amendments to these regulations or to the zoning maps and shall be processed in accordance with the procedures in this Article.*
- B. Administrative Amendment Process.*
 - 1. Application for an Administrative Amendment. Any request for an administrative amendment shall be pursuant to a written letter, signed by the property owner, to the planning staff detailing the requested change. Upon request, the Applicant must provide any additional information requested. Accompanying the letter shall be the applicable fee for administrative review.*
 - 2. Authority to Approve an Administrative Amendment. The Administrator shall have the delegated authority to approve an administrative amendment change to an approved Conditional District Zoning Plan. The standard for approving or denying such a requested change shall be that the change does not significantly alter the Zoning Plan or its conditions and that the change does not have a significant impact on abutting properties. Significant changes to an approved Zoning Plan that cannot be considered through an administrative amendment include the following:*
 - a. Increasing the number of buildings.*
 - b. Increasing the number of dwelling units more than five (5) units or ten (10) percent of the total approved, whichever is less.*
 - c. Adding driveways to thoroughfares.*
 - d. Reducing parking spaces below the minimum standards.*
 - e. Reducing the area or intensity of landscaped or screening buffers or yards.*
 - f. Reducing required open space.*
 - g. Changing owner occupied units to rental if noted on the Zoning Plan.*
 - h. Increasing the size and/or footprint of buildings.*
 - i. Increasing the total number of subdivided lots.*
 - 3. The Administrator shall always have the discretion to decline to exercise the delegated authority either because the Administrator is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and Board consideration is deemed more appropriate under the circumstances. If the Administrator declines to exercise this authority, the Applicant must file a rezoning petition for Conditional District and seek approval in accordance with the procedures of Section 8.5.2A (General Procedures for Approval of Conditional Districts) and Section 8.5.2B (Approval Requirements for Conditional District Rezoning Applications).*

