
REQUEST	Current Zoning: R-22 MF, multi-family residential Proposed Zoning: R-8, single family residential
LOCATION	Approximately 6.76 acres located on the west side of Baltimore Avenue and on both sides of Miller Street and Chicago Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone an area developed predominantly with single family uses from multi-family to single family. This is a corrective rezoning in accordance with the <i>New Bern Transit Station Area Plan</i> .
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>New Bern Transit Station Area Plan</i> .
Property Owner	Numerous. See application on line.
Petitioner	Charlotte-Mecklenburg Planning Commission
Agent/Representative	N/A
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional petition with no associated site plan.
 - **Existing Zoning and Land Use**
The subject properties are currently used for single family purposes or are vacant. All adjacent properties are zoned R-22MF and are developed for single family or multi-family residential purposes.
 - **Rezoning History in Area**
No rezonings have occurred in the immediate area in the past five (5) years.
 - **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends single family residential for this location. The implementation section of the plan identified this area for a corrective rezoning.
 - This petition is consistent with the *New Bern Transit Station Area Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** Not applicable.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No comments received.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood and Business Services:** No issues.
- **Schools:** No comments received.
- **Park and Recreation:** No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

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