

REQUEST	Current Zoning: R-22MF, multi-family residential, and O-2(CD), office, conditional Proposed Zoning: O-2(CD), office, conditional, and O-2(CD) SPA, office, conditional, site plan amendment
LOCATION	Approximately 1.60 acres located at the north corner of Rozzelles Ferry Road and John McCarroll Avenue
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes an 1,800 square foot garage as an accessory to the existing office/funeral home, which is included as a site plan amendment to show the relationship between the two uses.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The existing office/funeral home use is consistent with the <i>Thomasboro-Hoskins Plan</i> . The remaining portion of the petition is inconsistent with the <i>Thomasboro Hoskins Area Plan</i> ; however, the rezoning would allow the addition of an accessory use to an existing business. The proposed accessory garage is compatible in scale and placement to both the existing funeral home and adjoining residential property and provides a vegetative buffer for abutting residential uses.
Property Owner	Grier Funeral Service, Inc.
Petitioner	Grier Funeral Service, Inc.
Agent/Representative	Vincent Polk
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - A detached, 1,800 square foot accessory parking garage.
 - An 18-foot Class C buffer abutting residential zoning.
 - Access from John McCarroll Avenue.
 - An existing office/funeral home with associated parking.
 - One existing detached identification sign at the corner of John McCarroll Avenue and Rozzelles Ferry Road.
- **Existing Zoning and Land Use**
The subject property is zoned R-22MF and O-2(CD) and is developed with an office/ funeral home and a vacant lot. Surrounding properties are zoned R-22MF, B-2(CD), and B-2 and developed with residential and business/warehouse uses. Properties across Rozzelles Ferry Road contain business and residential uses in B-1 and R-5 zoning.
- **Rezoning History in Area**
There have been no recent rezonings in the area.
- **Public Plans and Policies**
 - The *Thomasboro-Hoskins Area Plan* (2002), recognizes the existing funeral home/office use that was rezoned by Petition 1994-064, and recommends single family residential up to five dwelling units per acre for the vacant lot.
 - The existing office/funeral home use is consistent with the *Thomasboro Hoskins Area Plan*. The remaining portion of the petition is inconsistent with the *Thomasboro Hoskins Area Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
This rezoning will not affect the number of vehicle trips.
 - **CDOT:** Add note that sidewalk along John McCarroll Avenue will be connected around the utility poles to provide pedestrians access.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood & Business Services:** No issues.
 - **Schools:** Charlotte-Mecklenburg School System does not comment on nonresidential rezoning petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Provide the previously submitted elevations for the proposed garage, which showed a one story, four bay garage.
 2. Commit to a treatment, such as a window, door or trees to prevent a blank wall along Rozzelles Ferry Road.
 3. Amend existing zoning to reflect R-22MF and O-2(CD).
 4. Clearly delineate area proposed to be rezoned.
 5. Note that the existing sign at the corner of Rozzelles Ferry Road and John McCarroll Avenue will remain.
 6. Show and label existing sidewalk along John McCarroll Avenue.
 7. Add note that sidewalk along John McCarroll Avenue will be connected around the utility poles to provide pedestrians access.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Site Plan
- Storm Water Review