

<b>REQUEST</b>	Current Zoning: R-4, single family residential Proposed Zoning: O-1(CD), office, conditional
<b>LOCATION</b>	Approximately 0.512 acres located along the north side of Monroe Road between Ashmore Drive and Glendora Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes reuse of an existing residential structure to allow all uses permitted in the office district.
<b>Property Owner</b>	Richard Latorre
<b>Petitioner</b>	Richard Latorre
<b>Agent/Representative</b>	Howard Neumann, Pease Associates, Inc.
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. A note has been added to state that the existing structure is to remain.</li> <li>2. Note 4 has been amended to state that expansions and exterior revisions to the current structure will be compatible with the residential scale and character of the neighborhood.</li> <li>3. Note 4 has been amended to delete reference to other recent office, commercial and institutional development in the area.</li> <li>4. Note 6 has been amended to indicate that the any expansion of the existing structure will not exceed two stories and a maximum of 45 feet. The reference to "above the current finished floor elevation" was removed from this note.</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson /Fallon</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson /Fallon	Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Dodson /Fallon										
Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker										
Nays:	None										
Absent:	None										
Recused:	None										

**ZONING COMMITTEE DISCUSSION** Staff reviewed the modifications made since the public hearing and noted that all outstanding site plan issues have been addressed. A Commissioner expressed concern that consistency is based on a draft plan as opposed to the existing adopted land use plan. Staff explained that a draft plan is staff's recommendation on what the land use should be and is consistent with what staff would support.

**STATEMENT OF CONSISTENCY** This petition is found to be inconsistent with the *East District Plan* but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Firestone).

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Reuse of an existing 1,496 square foot structure for office uses.
- Maximum square footage with proposed additions not to exceed 3,300 square feet.
- Maximum building height not to exceed 45 feet or two stories.
- A 12-foot Class C buffer abutting residential zoning or land use.

- **Public Plans and Policies**

- The *East District Plan* (1990) recommends single family residential uses up to four dwelling units per acre. The *Independence Boulevard Area Plan (draft)* recommends office and retail uses for this site and encourages retention of the existing residential structure to maintain the residential character of this portion of Monroe Road.
- The petition is inconsistent with the East District Plan. However, it is consistent with the draft *Independence Boulevard Area Plan*.

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** No issues.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Application
- Pre-Hearing Staff Analysis
- Site Plan

**Planner:** Sonja Sanders (704) 336-8327