

<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>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>East District Plan</i> (1990). However, the proposed reuse of an existing building for office uses is consistent with recommendations set forth in the <i>Draft Independence Boulevard Plan</i> .
<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.

#### **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.
  - Reservation of 50 feet from the center line along Monroe Road for future right-of-way.
- **Existing Zoning and Land Use**  
The subject property is zoned R-4 and occupied with a single family dwelling. Properties north of the site are zoned R-4 and developed with single family dwellings or are vacant. An existing office is located near the intersection of Glendora Drive and Monroe Road in O-2 zoning. Office and multi-family residential uses exist south of Monroe Road in R-17MF and O-1 zoning.
- **Rezoning History in Area**  
There have been no recent rezonings in the immediate area.
- **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*.

#### **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:**
  - **Vehicle Trip Generation:**

Current Zoning: 30 trips per day.

Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification. Given the size of the site and the proximity to the good street network in the area there should be only minor impacts to the transportation system.

- **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate three students. The net change in the number of students generated from existing zoning to the proposed zoning is two students.
  - **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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - Minimizes impacts to the natural environment by reusing the existing building.
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#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Note that existing structure is to remain.
    2. Amend Note 4 to state that expansions and exterior revisions to the current structure will be compatible with the residential scale and character of the neighborhood.
    3. Amend Note 4 to delete reference to other recent office, commercial and institutional development in the area.
    4. Amend Note 6 to indicate that the maximum height will not exceed two stories and a maximum of 45 feet. Delete reference to "above the current finished floor elevation."
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- 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
- Mecklenburg County Parks and Recreation Review
- Application
- Community Meeting Report
- Site Plan

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