

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: R-5, single family residential
LOCATION	Approximately 0.38 acres located on the north side of North McDowell Street and east of the intersection of East 37 th Street and North Mc Dowell Street.
SUMMARY OF PETITION	The petition proposes to rezone 0.38 acres to allow all uses in the R-5 single family district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Stock Loan Services Merideth Sorrentino None
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>North Charlotte Area Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second:	Allen/Phipps
	Yeas:	Allen, Fallon, Griffith, Johnson, Phipps, and Zoutewelle
	Nays:	None
	Absent:	None
	Recused:	None

ZONING COMMITTEE DISCUSSION	Staff noted that this is a conventional petition, inconsistent with the adopted plans and recommended for approval by staff. It was noted by one Commissioner that the property had previously been denied for rezoning to UR-2 because of the density. There was no further discussion.
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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)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *North Charlotte Plan* (1995) recommends industrial uses for the subject property.
 - This petition is inconsistent with the *North Charlotte Plan*.
- **Staff Recommendation (Updated)**

- Staff recommends approval of this petition.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **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 Department:** 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-Environment*.
 - 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
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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