
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is inconsistent with the <i>North Charlotte Plan</i> . However, the proposed district is compatible with the surrounding residential uses.
PROPERTY OWNER	Stock Loan Services
PETITIONER	Merideth Sorrentino
AGENT/REPRESENTATIVE	None
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The site is currently undeveloped and is vacant. The surrounding properties to the north, south, and west are zoned R-5 and developed with single family structures. The property to the east is zoned I-2 and developed with a commercial structure.
 - **Rezoning History in Area**
 - There has been several rezonings in the area. Rezoning petition 2007-042 attempted to rezone the subject site to UR-2 to allow the development of single family homes. Staff was supportive of the proposed use but the petition was denied by City Council due to neighborhood concerns about the proposed density. Petition 2007-120 rezoned 0.69 acres to R-6(CD) to allow the development of four single family homes.
 - **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*.
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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.
 - **Vehicle Trip Generation:**
Current Zoning: 280 trips per day.
Proposed Zoning: 15 trips per day.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **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.

OUTSTANDING ISSUES

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

- Application
- 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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