

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: R-5, single family residential
LOCATION	Approximately 0.55 acres located on the north side of Alexander Street and east of the intersection of East 37th Street and North Alexander Street.
SUMMARY OF PETITION	The petition proposes to rezone 0.55 acres to allow all uses in the R-5 single family district.
PROPERTY OWNER	Ronald E. Shaver and Mark K. Shaver
PETITIONER	Ronald E. Shaver
AGENT/REPRESENTATIVE	None
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>North Charlotte Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Zoutewelle).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Phipps/Zoutewelle Yeas: Allen, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle Nays: None Absent: Dodson Recused: None
ZONING COMMITTEE DISCUSSION	Staff noted that this is a conventional petition, inconsistent with the adopted plans but consistent with the surrounding land use and recommended for approval by staff. One Commissioner asked if the property owner had an issue with the rezoning. Staff noted that the petitioner was the one of two property owners and both had signed the application. There was no further discussion.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

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 agrees with the recommendation of the Zoning Committee.
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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 comments received.
 - **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 comments received.
 - **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 Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review

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