
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is inconsistent with the <i>North Charlotte Plan</i> . However, the proposed single family zoning district is compatible with the surrounding residential uses.
PROPERTY OWNER	Ronald E. Shaver and Mark K. Shaver
PETITIONER	Ronald E. Shaver
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 developed with a single family structure. The surrounding properties to the south and east are currently zoned R-5 and I-2 and developed with commercial and single family structures. The properties to the north and west are zoned R-5 and UR-2(CD) and developed with single family structures.
 - **Rezoning History in Area**
 - There have been several rezonings in the area. The parcel south of the subject site is currently being considered for rezoning from I-2 to R-5 (Petition 2011-057) and staff supports the proposed rezoning.
 - Rezoning petition 2007-042 attempted to rezone the same 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 comments received.

- **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 30 trips per day.
Proposed Zoning: 15 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate zero students. The net change in number of students generated from existing zoning to the proposed zoning is zero.
 - **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.

OUTSTANDING ISSUES

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

- Application
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review

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