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| REQUEST | Current Zoning: R-22MF, multi-family residential Proposed Zoning: O-1, office |
| LOCATION | Approximately 0.10 acres located on Charlottetowne Avenue at the intersection of Fox Street and Charlottetowne Avenue. |
| SUMMARY OF PETITION | The petition proposes to rezone 0.10 acres to allow all uses in the O-1 office district. |
| PROPERTY OWNER | Hunter's Affordable Bonding |
| PETITIONER | Hunter's Affordable Bonding |
| AGENT/REPRESENTATIVE | Betty McKinney |
| COMMUNITY MEETING | Meeting is not required. |
| STATEMENT OF CONSISTENCY | This petition is found to be inconsistent with the <i>Cherry Small Area Plan</i> but consistent with the draft <i>Midtown Morehead Cherry Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Phipps). |

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| ZONING COMMITTEE ACTION | The Zoning Committee voted unanimously to recommend APPROVAL of this petition. |
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| VOTE | Motion/Second: Zoutewelle/Phipps 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 draft <i>Midtown Morehead Cherry Area Plan</i> and recommended for approval by staff. 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 *Cherry Small Area Plan* (1993) recommends residential uses for the subject property.
 - The petition is inconsistent with the *Cherry Small Area Plan*.
 - The *Draft Midtown/Cherry Plan* recommends a mixture of residential and office for the subject parcel.
 - The petition is consistent with the draft *Midtown Cherry 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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