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<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: O-1, office
<b>LOCATION</b>	Approximately 0.10 acres located on Charlottetowne Avenue at the intersection of Fox Street and Charlottetowne Avenue.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 0.10 acres to allow all uses in the O-1 office district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is inconsistent with the <i>Cherry Small Area Plan</i> . However, the draft <i>Midtown/Cherry Area Plan</i> recommends a mix of residential and office uses and the proposed district is consistent with the draft plan recommendation.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Hunter's Affordable Bonding Hunter's Affordable Bonding Betty McKinney
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### 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 zoned R-22MF and developed with a single family structure being used for an office. The surrounding properties are zoned B-2 and R-22MF and developed with commercial and institutional structures.
  - **Rezoning History in Area**
    - There has been no rezonings in the area for the last five years.
  - **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*.
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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: 7 trips per day.  
Proposed Zoning: 45 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](http://www.rezoning.org)**

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

**Planner:** Solomon Fortune (704) 336-8326