
REQUEST	Current Zoning: B-1, neighborhood business and O-2, office Proposed Zoning: R-5, single family residential and R-12MF, multi-family residential
LOCATION	Approximately 0.484 acres located on the east and west side of Louise Avenue between East Independence Boulevard and East 8 th Street.
SUMMARY OF PETITION	This petition proposes to rezone residential and vacant properties from office and business to residential. This is a corrective rezoning in accordance with the <i>Elizabeth Area Plan</i> which was adopted in 2011.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Elizabeth Area Plan</i> .
PROPERTY OWNER	Michael C. Johnson et. al. See application online.
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**

- The recently adopted *Elizabeth Area Plan* recommends rezoning the subject properties to align the zoning with the current land use. The existing non-residential zoning was appropriate prior to the Independence widening as several of the properties had frontage along Independence Boulevard. As a result of the widening project the properties are now oriented toward the Elizabeth neighborhood and not Independence. Therefore, the B-1 and O-2 zoning is no longer appropriate.

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**

- The two parcels fronting on Louise Avenue are zoned B-1, contain single family homes and are immediately adjacent to single family dwellings that are similar in use, size, and scale on properties zoned R-5. The other two parcels with frontage on Oakland Avenue are zoned O-2, contain a four-unit multi-family building and are immediately surrounded by a mix of single family and multi-family on properties zoned R-5, R-22MF, UR-2(CD).

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **Public Plans and Policies**

- The *Elizabeth Area Plan* (2011) recommends residential up and equal to five dwelling units per acre on all of the subject parcels. The plan recommends that lower density residential areas of Elizabeth should be preserved and protected, retaining their existing scale and character, with duplexes, triplexes, and quadraplexes organically interspersed among the neighborhood's predominantly single family structures.
 - This petition is consistent with the *Elizabeth Area 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.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 178 trips per day.
Proposed Zoning: 275 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **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:**
 - 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 Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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