

<b>REQUEST</b>	Current Zoning: B-1, neighborhood business and O-2, office Proposed Zoning: R-12MF, multi-family residential
<b>LOCATION</b>	Approximately 0.65 acres located on the south of Independence Boulevard and between Hawthorne Lane and Lamar Avenue.
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone residential and vacant properties from business and office to residential. This is a corrective rezoning in accordance with the <i>Elizabeth Area Plan</i> which was adopted in 2011.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Michael C. Johnson et. al. See application online. Charlotte-Mecklenburg Planning Department N/A
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is not required.  This petition is found to be consistent with the <i>Elizabeth Area Plan</i> and to be reasonable and in the public interest, by an unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Firestone).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Zoutewelle/Phipps Yeas: Firestone, Griffith, Phipps, Rosenburgh and Zoutewelle Nays: None Absent: Allen and Dodson Recused: None
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<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the item to the Committee, noting the intent of the request to align the existing land use, proposed zoning district and the recommendation contained in the existing recently adopted <i>Elizabeth Area Plan</i> . A Commissioner member inquired about feedback from property owners and "downzoning" the parcels. Staff responded that there had not been much feedback or known objections to the request, and part of the <i>Elizabeth Area Plan</i> process focused on including property owners in the development of policies and recommendations regarding possible corrective rezonings. Another Commissioner asked why these corrective rezonings were being processed so soon after the adoption of the policy plan. Staff responded that the timing reflected an effort to implement the plan's recommendations in a timely fashion. There was no further discussion of this petition.
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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**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.
  - **Public Plans and Policies**
    - *The Elizabeth Area Plan* (2011) recommends multi-family residential up to 12 dwelling units per acre on all of the subject properties. 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 quadruplexes organically interspersed amongst the neighborhood's predominantly single family structures.
    - The 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.
  - **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 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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - Not applicable.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- 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
- Mecklenburg County Parks and Recreation Review

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