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<b>REQUEST</b>	Current Zoning: B-1 general business and O-2 office Proposed Zoning: R-12MF, multi-family residential
<b>LOCATION</b>	Approximately .648 acres located south of Independence Boulevard and between Hawthorne Lane and Lamar Avenue
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone an area developed predominantly with multi-family uses from general business and general office to multi-family residential. This is a corrective rezoning in accordance with the <i>Elizabeth Area Plan</i> , which was adopted in 2011.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with <i>Elizabeth Area Plan</i> .
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department N/A
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### 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 subject properties contain one single family home fronting on Lamar Avenue and two vacant parcels. The subject area is adjacent to multi-family dwellings. There is a mix of multi-family and single family properties zoned R-22MF, R-5 and 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 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.
    - **Vehicle Trip Generation:**  
Current Zoning: 184  
Proposed Zoning: 184
    - **Connectivity:** Not applicable.
  - **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](http://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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