
REQUEST	Current Zoning: B-1, general business and 1-2, general industrial Proposed Zoning: R-5, single family residential
LOCATION	Approximately .676 acres located south of Independence Boulevard along the east and west side of Clement Avenue
SUMMARY OF PETITION	This petition proposes to rezone an area developed predominantly with single uses from general business and general industrial zoning to single family zoning. 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. The petition is consistent with <i>Elizabeth Area Plan</i> .
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department 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 do not Independence. Therefore, the B-1 and I-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**
 - One of the subject parcels contains a single family home fronting on Clement Avenue which is adjacent to single family dwellings that are similar in use, size, and scale on properties zoned R-5. The other four parcels are vacant. The surrounding area is zoned R-5 and developed with single family residential uses.
 - **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 land uses up 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 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: 142
Proposed Zoning: 142
 - **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

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Michael Cataldo 704-336-8316