
REQUEST	Current Zoning: B-2, general business Proposed Zoning: R-22MF, multi-family residential
LOCATION	Approximately 4.0 acres located along East Independence Boulevard between Pierson Drive and North Sharon Amity Road.
SUMMARY OF PETITION	This petition proposes to rezone three parcels along East Independence Boulevard from business to residential. This is a corrective rezoning in accordance with the <i>Independence Boulevard Area Plan</i> which was adopted in 2011.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Independence Boulevard Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	North Carolina Department of Transportation/City of Charlotte Charlotte-Mecklenburg Planning Department N/A
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Background**
The recently adopted Independence Boulevard Area Plan anticipates that the properties located along the south side of East Independence Boulevard between Pierson Drive and Lanier Avenue will one day redevelop to residential. Thus, rezoning the subject properties owned by NCDOT and the City of Charlotte will support this effort.
 - **Existing Zoning and Land Use**
 - The rezoning site consists of three vacant parcels owned by the North Carolina Department of Transportation (NCDOT) and the City of Charlotte. The single parcel located at the corner of East Independence Boulevard and Lanier Avenue is owned by the City of Charlotte. The other two parcels along Independence are owned by the North Carolina Department of Transportation (NCDOT) and are separated from East Independence Boulevard by a sound barrier wall. The rezoning site is surrounded by single family neighborhoods and office and retail uses along E. Independence Boulevard, Albemarle Road and Sharon Amity Road on properties R-4, O-2 and B-2.
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends residential up to four dwelling units per acre on the sites.
 - The petition is consistent with the *Independence Boulevard 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.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools (CMS):** CMS states that the proposed rezoning will add approximately one student in this area.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency (LUESA):** No issues.
 - **Mecklenburg County Park and Recreation Department (MCPR):** 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

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

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