
REQUEST	Current Zoning: R-17MF, multi-family residential Proposed Zoning: R-4, single family residential
LOCATION	Approximately 0.925 acres located on the west side of Driftwood Drive near the intersection of Albemarle Road and Driftwood Drive.
SUMMARY OF PETITION	This petition proposes to rezone single family properties from R-17MF to R-4, in order to align the zoning with the existing land use. 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	Reginald K. Milburn 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 recommends rezoning the subject properties to align the zoning with the land use and to protect and match the existing single family neighborhood.
 - **Existing Zoning and Land Use**
 - The subject parcels are currently developed with two single family dwellings. Adjacent properties that front the west side of Driftwood Drive are zoned R-4 and developed with single family dwellings except for an abutting duplex zoned R-17MF and business uses in B-1 zoning. Properties on the east side of Driftwood Drive are zoned R-4 and developed with single family residences, R-17MF and developed with townhomes, a vacant lot zoned O-2, and an empty commercial building in B-1 zoning at the intersection with Albemarle Road.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends single family residential up to four dwelling units per acre on the site.
 - 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.

- **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools (CMS):** CMS indicates that development allowed under existing zoning would generate 8.5 students, while the development allowed under the proposed zoning will generate 4 students. Therefore, the net changes in the number of students generated from existing zoning to proposed zoning is zero.
 - **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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