
REQUEST	Current Zoning: R-17MF, multi-family residential Proposed Zoning: R-8, single-family residential
LOCATION	Approximately 7.89 acres located along the west side of Briardale Drive between Wallace Lane and Sharon Forest Drive.
SUMMARY OF PETITION	The petition proposes to rezone residential properties from R-17MF to R-8. This is a corrective rezoning in accordance with the <i>Independence Area Plan</i> , which was adopted in 2011.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Independence Area Plan</i> .
PROPERTY OWNER	Various
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - The recently adopted *Independence Area Plan* recommends rezoning the subject properties to align the zoning with the current land use and to protect and match the existing single family neighborhood. The subject parcels are located within an area of R-17 MF zoning which is located at the entrance of an existing single family residential neighborhood. As the properties are used for single family and duplex structures the rezoning to R-8 is appropriate.
 - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The parcels in question are located at the entrance of the established single family residential neighborhood, and are in a contiguous grouping of parcels zoned R-17MF. A majority of the subject parcels in this grouping are single family residential in use, while two parcels are developed with duplexes. The adjacent neighborhood is zoned R-4 developed with singlefamily structures and the property to the southwest is zoned B-2 developed with commercial uses.
 - **Rezoning History in Area**
 - Petition 2007-044 rezoned 4.42 acres northwest of the subject parcels to BD(CD) to allow the development of a 94,000 square foot self storage facility.
 - **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends residential land uses up to eight dwelling units for all the subject parcels.
 - This 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.

- **Transportation:** No issues.
 - **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:** 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 Police Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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