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<b>REQUEST</b>	Current Zoning: R-17MF, multi-family residential Proposed Zoning: R-4, single-family residential
<b>LOCATION</b>	Approximately 15.11 acres located north of Monroe Road and abutting North Wendover Road, Mayview Drive, and Coldstream Lane.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone residential properties from R-17MF to R-4. This is a corrective rezoning in accordance with the <i>Independence Area Plan</i> , which was adopted in 2011.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Independence Area Plan</i> .
<b>PROPERTY OWNER</b>	Various
<b>PETITIONER</b>	Charlotte-Mecklenburg Planning Department
<b>AGENT/REPRESENTATIVE</b>	N/A
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### PLANNING STAFF REVIEW

- **Background**
    - The recently adopted *Independence Area Plan* recommends rezoning the subject properties to align the zoning with the current land use. The subject parcels are zoned R-17MF but located in the middle of an existing single family residential neighborhood. As the properties are used for single family structures the rezoning to R-4 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. The subject parcels in this grouping are single family residential structures. The adjacent neighborhood is zoned R-4 and R-5 developed with single-family structures and the property to the west is zoned B-1(CD) and O-2 developed with commercial structures.
  - **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 residential land uses up to four 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.
- **Charlotte Department of Solid Waste 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](http://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 Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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