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<b>REQUEST</b>	Current Zoning: O-2, office Proposed Zoning: R-4, single-family residential
<b>LOCATION</b>	Approximately 0.57 acres located along Fugate Avenue near the intersection of Monroe Road and Fugate Avenue.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone residential properties from O-2 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>	Catherine Moore & The David Francis Family Limited Partnership
<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 and to protect and match the existing single family neighborhood. The subject parcels are located within an area of O-2 zoning, which is located in an existing single family residential neighborhood. As the properties are used for single family structures 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 grouping of parcels zoned O-2. The subject parcels in this grouping are single family residential structures. The adjacent neighborhoods are zoned R-4 and R-22MF and developed with single family and multi-family structures while the property to the west is zoned B-2 and 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:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:**  
The development allowed under existing zoning would generate six students, while the development allowed under the proposed zoning will produce zero students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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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 Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Solomon Fortune (704) 336-8326