

<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: R-8, multi-family residential
<b>LOCATION</b>	Approximately 2.3 acres located on the north side of South Torrence Street between Luther Street and East 3 <sup>rd</sup> Street.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone residential properties from R-22MF to R-8. This is a corrective rezoning in accordance with the <i>Midtown Morehead Cherry Area Plan</i> , which was adopted in 2012.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Midtown Morehead Cherry 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.

**PLANNING STAFF REVIEW**

- **Background**  
The recently adopted *Midtown Morehead Cherry Area Plan* recommends rezoning the subject properties to align the zoning with existing residential land uses and protect surrounding residential areas.
- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**  
The subject properties consist of nine lots improved with houses constructed between 1905 and 1928. All of the structures are used as single family homes, with the exception of one that has been converted into a duplex. The subject site lies within a residential area that is part of the established Cherry Neighborhood with a wide range of uses, including single family and multi-family developments, office, retail, and institutional activities on properties zoned R-3, R-6, R-8, R-22MF, R-43MF, UR-2(CD), UR-C(CD), B-1, B-1(CD), B-2, O-2, O-6(CD), MUDD-O, MUDD(CD).
- **Rezoning History in Area**  
There have been no recent rezonings in the immediate area.
- **Public Plans and Policies**
  - The *Midtown Morehead Cherry Area Plan* (2012) recommends single family residential up to eight dwelling units per acre.
  - This petition is consistent with the *Midtown Morehead Cherry Area Plan*.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Transportation:** CDOT notes that this petition will have a minor impact on the surrounding thoroughfare system.

- **Vehicle Trip Generation:**
    - Current Zoning: 430 trips per day.
    - Proposed Zoning: 230 trips per day.
  - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The proposed development would generate 9 students while the existing zoning would generate 27. The net change in number of students generated from existing zoning to the proposed zoning is 0 students.
  - **Charlotte-Mecklenburg Storm Water Services:** Storm Water Services notes that the petitioner must comply with the Post Construction Controls Ordinance.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **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
- Site Plan
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review

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