

---

<b>REQUEST</b>	Current Zoning: B-1(CD), neighborhood business, conditional Proposed Zoning: O-2(CD), office, conditional
<b>LOCATION</b>	Approximately .54 acres located on the south side of Monroe Road between Ross Moore Avenue and Summey Avenue.
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the renovation and expansion of an existing office for general and medical office uses.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Independence Boulevard Area Plan</i> .
<b>PROPERTY OWNER</b>	Francis Obeng
<b>PETITIONER</b>	Francis Obeng
<b>AGENT/REPRESENTATIVE</b>	Michael Barrett
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

---

#### PLANNING STAFF REVIEW

- **Background**

- The subject property was rezoned from O-2 to B-1(CD) in 1992 (petition 1992-063). The following conditions were approved as a part of the rezoning:
  - Retail uses limited to florist with related services and any use in the O-2 district.
  - Retention of the existing structure with area for expansion to the rear.
  - Maximum building area of 2,000 square feet.
  - Dedication of 50 feet of right-of-way along Monroe Road.
  - Special protection for existing trees

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Reuse of an existing 1,533 square foot structure for general and medical office uses.
- Maximum square footage with proposed additions at the rear not to exceed 3,000 square feet.
- General and medical office uses permitted, with associated accessory uses.
- Maximum building height not to exceed 17 feet.
- Building materials consisting of 16 percent brick and 84 percent hardie plank siding.
- A 14-foot Class C buffer abutting residential zoning or land use.
- Existing sidewalk and streetscape along Monroe Road to remain.
- Dedication of 50 feet from the center line along Monroe Road for future right-of-way.

- **Existing Zoning and Land Use**

- A subject property is occupied with a single family dwelling that was converted for use as a retail florist. The building is currently vacant. Properties fronting either side of Monroe Road are zoned O-2, O-6(CD), B-1 and B-1(CD) and are predominantly developed with non-residential uses. Residential uses in R-4, R-6 and R-17MF zoning exist beyond the nonresidential uses located on Monroe Road.

- **Rezoning History in Area**

- No rezonings have occurred in the immediately area within recent years.

- **Public Plans and Policies**

- *Independence Boulevard Area Plan* (2011) recommends retail and/or offices land uses to support a proposed Pedestrian Overlay District for the area and encourages adaptive reuse of existing residential structures.
  - This petition is consistent with the *Independence Boulevard 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:** No issues.
    - **Vehicle Trip Generation:**
      - Current Zoning: 125 trips per day.
      - Proposed Zoning: 110 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **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.
- 

**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*.
  - Minimizes impacts to the natural environment by reusing the existing building.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Recalculate open space to exclude off-street parking areas.
    2. Amend notes under the heading of Transportation to rectify that surface parking will be provided to the rear of the site and the new bike rack will be provided in the front as reflected on Sheet A1.01.
    3. Amend note under the heading of Signage to delete the last sentence regarding number and location of proposed signage.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review

**Planner:** Sonja Sanders (704) 336-8327