

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: B-1(PED) (neighborhood business, pedestrian overlay)
LOCATION	Approximately 0.094 acres of existing right-of-way for St. Julien Street located between Commonwealth Avenue and Independence Boulevard. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to rezone a portion of St. Julien Street, that was abandoned in July 2014, to allow all uses permitted in the B-1(PED) (neighborhood business, pedestrian overlay) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	William N. Devore, II (formerly street right-of-way) Levine Properties, Inc. Keith MacVean/Jeff Brown, Moore & Van Allen
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Plaza Central Pedscape Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Labovitz).
ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Nelson/Labovitz Yeas: Dodson, Eschert, Labovitz, Nelson, and Sullivan Nays: None Absent: Walker and Ryan Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented a summary of the petition noting that the request is conventional and consistent with the <i>Plaza Central Pedscape Plan</i> . There was no further discussion.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - Right-of way abandonment:
 - When a right-of-way is abandoned, ownership of the property is divided between the property owners on either side.
 - The adjacent property owners for the dead end portion of the St. Julien Street right-of-way between Commonwealth Avenue and Independence Boulevard requested abandonment according to City policies. The abandonment was completed in July 2014.
 - Zoning boundaries:
 - Typically, zoning boundaries are drawn to the center of street right-of-ways.
 - Therefore, the western half of the former right-of-way is zoned B-1(PED) (neighborhood business, pedestrian overlay) and the eastern half is zoned R-5 (single family residential).
 - This request will rezone the residential portion to B-1(PED) (neighborhood business, pedestrian overlay) and the full right-of-way will be developed with the adjoining property to the west.

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- The *Plaza Central Pedscape Plan* (2003) recommends multi-family, office, and retail uses for the parcel on the west side of the right-of-way.
 - The *Central District Plan* (1993) recommends single family residential at four dwelling units per acre for the parcel on the east side of the right-of-way.
 - The petition is consistent with the adopted land use in the *Plaza Central Pedscape Plan* for the adjoining parcel to the west, with which the site will be developed.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **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 issues.
 - **Urban Forestry:** 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.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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