

REQUEST	Current Zoning: None Proposed Zoning: I-2(PED) (general industrial, pedestrian overlay)
LOCATION	Approximately 0.45 acres located on the north side of East Independence Boulevard and on the southeast corner at the intersection of Helton Way and Seegars Place. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to establish zoning for acreage that was previously part of Independence Boulevard right-of-way as I-2(PED) (general industrial, pedestrian overlay).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Pulte Home Corporation Charlotte-Mecklenburg Planning Department None
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Central District Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends parks and open space for the site. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The property is left over right-of-way from Independence Boulevard; and • The proposed zoning is compatible with adjacent zoning and development; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Walker).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Labovitz/Walker Yeas: Dodson, Eschert, Labovitz, Nelson, Sullivan, and Walker Nays: None Absent: Ryan Recused: None
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ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted there were no outstanding issues with this request. The request is inconsistent with the *Central District Plan*. There was no further discussion on this petition.

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**
 - The subject property is a remnant parcel resulting from the Independence Boulevard (Highway 74) roadway project. Because the parcel was formerly NCDOT right-of-way, there was no

zoning designation for the property.

- **Proposed Request Details**

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

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends park and open space for the subject property.
 - This petition is inconsistent with the *Central District Plan*.
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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 issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **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*.
 - This site meets minimum ordinance standards.
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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
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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