
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).
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Central District Plan</i> ; however, the proposed request is consistent with the adjacent zoning and development.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Pulte Home Corporation Charlotte-Mecklenburg Planning Department None
COMMUNITY MEETING	Meeting is not required.

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.
 - **Existing Zoning and Land Use**
 - The subject property is currently vacant. The surrounding properties are zoned B-1(PED) (neighborhood business, pedestrian overlay) and I-2(PED) (general industrial, pedestrian overlay) and are developed with commercial structures and surface parking.
 - **Rezoning History in Area**
 - Petition 2011-069 rezoned property located due east of the subject site to B-1(PED) (neighborhood business, pedestrian overlay) to establish zoning for former right-of-way for Independence Boulevard.
 - **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.
 - **Vehicle Trip Generation:**

Current Zoning: This site is currently located within area occupied by public right-of-way. Thus, the site does not generate vehicular trips as currently zoned.
Proposed Zoning: 2,800 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.

- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce seven students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is seven students.
 - **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*.
 - 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

- Application
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation 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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