

REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: B-2 (general business)
LOCATION	Approximately 0.28 acres located on the west side of Weston Street between Hartford Avenue and Greystone Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses in the B-2 (general business) district.
PROPERTY OWNER	Center Associates
PETITIONER	David Powlen
AGENT/REPRESENTATIVE	David Powlen
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>This petition is found to be inconsistent with the <i>New Bern Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends mixed use transit supportive development for the subject property. <p>However, 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 the request:</p> <ul style="list-style-type: none"> • Is compatible with the adjacent commercial property; and • Aligns the zoning on the site with the adjacent property under the same ownership; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Eschert).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Nelson/Eschert Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan Nays: None Absent: Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this item and stated that this request would allow all uses in the B-2 (general business) zoning district. There was no further discussion of the 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

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *New Bern Transit Station Area* (2008) recommends mixed use transit supportive development for the property.

- This petition is inconsistent with the *New Bern Transit Station Area*.
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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 issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** 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.
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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 Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326