
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is inconsistent with the <i>New Bern Transit Station Area Plan</i> ; however, this petition will allow the zoning to be consistent with the adjacent commercial property.
PROPERTY OWNER	Center Associates
PETITIONER	David Powlen
AGENT/REPRESENTATIVE	David Powlen
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - The subject property is zoned R-17MF (multi-family residential) and has been treated as a part of the adjoining commercial development since the 1970s. The remainder of the overall parcel is zoned B-2 (general business) and developed with office and warehouse uses. Surrounding properties are zoned R-4 (single family residential), R-17MF (multi-family residential), O-2 (office), B-2 (general business), I-1 (light industrial) and I-2 (general industrial) and contain single family, duplex, and multi-family dwelling units, office, commercial and warehouse uses.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **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*.

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: 150 trips per day.
Proposed Zoning: 600 trips per day.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate four students, while the development allowed under the proposed zoning will produce four students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students.
- **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.

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 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