

REQUEST	Current Zoning: O-2 (office) Proposed Zoning: B-1(CD) (neighborhood business, conditional), five year vested rights.
LOCATION	Approximately 0.39 acres located on the southwest corner at the intersection of Monroe Road and Ross Moore Avenue. (Council District 5: Ajmera)
SUMMARY OF PETITION	The petition proposes to reuse an existing 1,227-square foot building located in the Oakhurst neighborhood to allow a tattoo parlor.
PROPERTY OWNER	James Miller and Trang T. Miller
PETITIONER	Trang T. and James Miller
AGENT/REPRESENTATIVE	Atul Pathak
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues related to transportation, site and building design, environment, and minor technical revisions. <u>Plan Consistency</u> The petition is consistent with the <i>Independence Boulevard Area Plan</i> recommendation for office and retail uses for the subject site. <u>Rationale for Recommendation</u> • The subject property is located along the Monroe Road corridor, near a future pedestrian oriented retail node where the adopted area plan encourages adaptive reuse of existing residential structures. • The majority of nearby properties fronting Monroe Road are developed with nonresidential office uses. • The petition proposes to reuse an existing residential structure for moderate intensity nonresidential use. • No building expansions are proposed and the existing trees in the front yard will be retained thereby preserving the residential character while allowing the area to transition to nonresidential use. • A new planting strip and sidewalk along Monroe Road will be added and parking will be located to the rear or side of the existing structure which will support the desired pedestrian oriented development form.
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PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Reuse of an existing 1,227 square-foot building on a corner parcel for use as a tattoo parlor with no exterior expansions.
- Maximum building height of 40 feet.
- A 22-foot "Class B" buffer abutting residential zoning or land use, which may be reduced by 25% with the installation of a fence, wall or berm. Buffers may be reduced accordingly if the abutting land uses change such that a lesser buffer is required.
- Providing an eight-foot planting strip and six-foot sidewalk along the site's frontage on Monroe Road.
- Existing mature trees at the front of the house will be retained.

• Existing Zoning and Land Use

- The subject property is developed with a single family dwelling in O-2 (office) zoning.
- The majority of lots on both sides of Monroe Road are developed with office uses in O-1 (office), O-6(CD) (office, conditional) and O-2(CD) (office, conditional) zoning. Other uses include single

family detached dwellings, a duplex unit, and a child care center. A religious institution also fronts Monroe Road in R-17MF (multi-family residential) zoning.

- Parcels located to the rear of the lots fronting Monroe Road are zoned R-4 (single family zoning) and R-17MF (multi-family residential), and contain single family detached dwellings, a religious institution, and multi-family apartments.
- See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2012-063 rezoned 0.54 acres located on the south side of Monroe Road between Ross Moore Avenue and Summey Avenue from B-1(CD) (neighborhood business, conditional) to O-2(CD) (office, conditional) to allow the renovation and expansion of an existing office for general and medical office uses.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends office and retail uses for the subject site.
 - The plan identifies future pedestrian-oriented retail nodes. The areas between the nodes along Monroe Road should primarily be places of moderate intensity non-residential uses to support the nodes, and adaptive reuse of existing residential structures is strongly encouraged.
- **TRANSPORTATION CONSIDERATIONS**

The proposed site is a reuse of the existing building and is not a significant trip generator. CDOT requests that the petitioner consider dedication of right-of-way to for street cross sections that accommodate all users.

 - See Transportation Issues, Notes 1 and 2.
 - **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 10 trips per day (based on one single family residential dwelling).
Entitlement: 150 trips per day (based on 5,850 square feet of office uses).
Proposed Zoning: Less than 50 trips per day (based on 1,230 square feet of tattoo parlor use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Monroe Road and an existing six-inch water distribution main located along Ross Moore Avenue, and sanitary sewer system availability via an existing eight-inch gravity sewer main located along Monroe Road.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUES

Transportation

1. Dedicate the labeled future right-of-way along Monroe Road.
2. Amend site plan to reverse the order of the proposed eight-foot planting strip and six-foot sidewalk along Monroe Road.

Site and Building Design

3. Reflect minimum five-foot wide sidewalk connections from the building to both public streets.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report

- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review

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