
REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: B-2, general business
LOCATION	Approximately 0.89 acres located on the north side of Monroe Road between McAlway Road and Commonwealth Avenue.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone the property to allow all uses permitted in the B-2 district.
Property Owner	Rick Seifert
Petitioner	Rick Seifert
Agent/Representative	None
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Simmons/Griffith Yeas: Allen, Griffith, Howard, Locher, Simmons, Walker Nays: None Absent: Rosenburgh Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the petition is consistent with adopted plans. A Commissioner asked if staff was comfortable with all use in the B-2 district and Staff stated yes.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the East District Plan and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Locher seconded by Commissioner Simmons)
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 *East District Plan* (1990) recommends retail land use on the subject parcel
This petition is consistent with the *East District Plan*.

STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: The current driveway will need to be brought up to commercial standards, and CDOT feels this can be handled through the driveway permit process.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No comments received.

Site Design: No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326