

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: R-8, multi-family residential
LOCATION	Approximately 2.3 acres located on the north side of South Torrence Street between Luther Street and East 3 rd Street.
SUMMARY OF PETITION	The petition proposes to rezone residential properties from R-22MF to R-8. This is a corrective rezoning in accordance with the <i>Midtown Morehead Cherry Area Plan</i> , which was adopted in 2012.
PROPERTY OWNER	Various
PETITIONER	Charlotte-Mecklenburg Planning Department
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Midtown Morehead Cherry Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Zoutewelle).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Dodson/Zoutewelle
	Yeas: Allen, Dodson, Firestone, Rosenburgh, and Zoutewelle
	Nays: None
	Absent: Griffith and Phipps
	Recused: None

ZONING COMMITTEE DISCUSSION Staff presented this item to the Committee, noting that the purpose of the corrective rezoning was to better align existing land use and zoning, and to reflect the recommendations in the recently adopted *Midtown Morehead Cherry Area Plan*.

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

- **Background**
The petition proposes to rezone residential properties from R-22MF to R-8. This is a corrective rezoning in accordance with the *Midtown Morehead Cherry Area Plan*, which was adopted in 2012.
- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Midtown Morehead Cherry Area Plan* (2012) recommends single family residential up to eight dwelling units per acre. This petition is consistent with the *Midtown Morehead Cherry Area Plan*.
- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **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 comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review

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