

REQUEST	Current Zoning: B-1(CD), neighborhood business, conditional Proposed Zoning: O-2(CD), office, conditional
LOCATION	Approximately .54 acres located on the south side of Monroe Road between Ross Moore Avenue and Summey Avenue.
SUMMARY OF PETITION	The petition proposes to allow the renovation and expansion of an existing office for general and medical office uses.
PROPERTY OWNER	Francis Obeng
PETITIONER	Francis Obeng
AGENT/REPRESENTATIVE	Michael Barrett
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Independence Boulevard Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Firestone).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Recalculated open space to exclude off-street parking areas. 2. Amended notes under the heading of Transportation to rectify that surface parking will be provided to the rear of the site and the new bike rack will be provided in the front. 3. Amended note under the heading of Signage to delete the last sentence regarding number and location of proposed signage.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Firestone/Zoutewelle</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Firestone, Rosenburgh, and Zoutewelle</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Dodson, Griffith, and Phipps</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Firestone/Zoutewelle	Yeas:	Allen, Firestone, Rosenburgh, and Zoutewelle	Nays:	None	Absent:	Dodson, Griffith, and Phipps	Recused:	None
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Yeas:	Allen, Firestone, Rosenburgh, and Zoutewelle										
Nays:	None										
Absent:	Dodson, Griffith, and Phipps										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff presented the petition and indicated the outstanding issues had been addressed.										
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 subject property was rezoned from O-2 to B-1(CD) in 1992 (petition 1992-063). The following conditions were approved as a part of the rezoning:
 - Retail uses limited to florist with related services and any use in the O-2 district.
 - Retention of the existing structure with area for expansion to the rear.
 - Maximum building area of 2,000 square feet.
 - Dedication of 50 feet of right-of-way along Monroe Road.
 - Special protection for existing trees
- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Reuse of an existing 1,533 square foot structure for general and medical office uses.
 - Maximum square footage with proposed additions at the rear not to exceed 3,000 square feet.
 - General and medical office uses permitted, with associated accessory uses.
 - Maximum building height not to exceed 17 feet.
 - Building materials consisting of 16 percent brick and 84 percent hardie plank siding.

- A 14-foot Class C buffer abutting residential zoning or land use.
 - Existing sidewalk and streetscape along Monroe Road to remain.
 - Dedication of 50 feet from the center line along Monroe Road for future right-of-way.
 - **Public Plans and Policies**
 - *Independence Boulevard Area Plan* (2011) recommends retail and/or offices land uses to support a proposed Pedestrian Overlay District for the area and encourages adaptive reuse of existing residential structures.
 - This petition is consistent with the *Independence Boulevard Area Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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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.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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*.
 - Minimizes impacts to the natural environment by reusing the existing building.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review

Planner: Sonja Sanders (704) 336-8327