
REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: NS, neighborhood services
LOCATION	Approximately .30 acres located on the south side of East 36 th Street between North Davidson Street and the Norfolk Southern Railroad.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone the property to allow a freestanding wooden deck located in the rear of the property to be used by the adjacent tenant. Both properties are under the same ownership.
Property Owner	Michelle Norkett Strause
Petitioner	Michelle Norkett Strause
Agent/Representative	None
Community Meeting	Meeting is required and has been held. Report available online.

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. A note has been added under "Zoning" that restaurant parking will meet the minimum parking requirements of one space per 150 square feet, but no more than a maximum of one parking space per 75 square feet.2. A note has been added that the maximum height of freestanding light poles will be 25'.3. The text on the site plan that states, "5' setback from centerline of alley" has been corrected to read: "10' rear yard from centerline of alley".
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VOTE	Motion/Second: Randolph/Allen
	Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh
	Nays: None
	Absent: None
	Recused: None

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and stated that all the outstanding issues have been addressed as noted above. There were no questions.
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STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>North Charlotte Plan</i> and the <i>Northeast LRT Transit Station Area Concept</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Rosenburgh seconded by Commissioner Allen)
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS(Pre-Hearing Analysis online at www.rezoning.org)**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The wooden deck is not attached to a building and will abut the property line to the northeast.
- The deck will be utilized by the abutting tenant, Solstice Tavern.

- **Public Plans and Policies**

- The *North Charlotte Plan* (1995) recommends neighborhood commercial land uses and the Northeast *LRT Transit Station Area Concept* (not adopted) recommends retail land uses.
- This petition is consistent with the *North Charlotte Plan*.

- **STAFF RECOMMENDATION (Updated)**

- Staff recommends approval of this petition.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- CMS Review
- Community Meeting Report
- Fire Department Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Sandra Montgomery (704) 336-5722