



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

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Simmons/Griffith</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Griffith, Howard, Locher, Simmons, Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Simmons/Griffith	Yeas:	Allen, Griffith, Howard, Locher, Simmons, Walker	Nays:	None	Absent:	Rosenburgh	Recused:	None
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Yeas:	Allen, Griffith, Howard, Locher, Simmons, Walker										
Nays:	None										
Absent:	Rosenburgh										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	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.										
<b>STATEMENT OF CONSISTENCY</b>	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)										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://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.

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**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.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** No comments received.

**Site Design:** No issues.

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**Attachments Online at [www.rezoning.org](http://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