



Rezoning Petition 2009–018
PRE-HEARING STAFF ANALYSIS
February 16, 2009

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>East District Plan</i> .
Property Owner	Rick Seifert
Petitioner	Rick Seifert
Agent/Representative	None
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

Existing Zoning and Land Use

The subject property is zoned B-1 and is occupied by an existing commercial structure. The properties to the south, east and west are zoned B-1 and B-2 developed with existing commercial structures. The property to the north is zoned R-8MF and currently is vacant.

Rezoning History in Area

There have been no rezonings in the immediate area for the last five years.

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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

Current Zoning: 2,300 trips per day.
Proposed Zoning: 3,600 trips per day.

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: CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No comments received.

SITE DESIGN:

No site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
CFD Review
LUESA Review
Storm Water Review

Planner: Solomon Fortune (704) 336-8326