

REQUEST	Current Zoning: R-22MF, multi-family residential and O-2, office Proposed Zoning: R-5, single family residential
LOCATION	Approximately .264 acres located on the north side of Hawthorne Lane between East 7 th Street and East 8 th Street.
SUMMARY OF PETITION	This petition proposes to rezone residential properties from R-22MF and O-2 to R-5. This is a corrective rezoning in accordance with the <i>Elizabeth Area Plan</i> , which was adopted in 2011.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Kelly Demeester, et al Charlotte-Mecklenburg Planning Department N/A
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is not required. This petition is found to be consistent with the <i>Elizabeth Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith, seconded by Commissioner Johnson).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Phipps/Johnson Yeas: Firestone, Griffith, Johnson, Phipps and Zoutewelle Nays: None Absent: Allen, Dodson and Rosenburgh Recused: None
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ZONING COMMITTEE DISCUSSION	<p>Corrective rezoning petition 2012-018 was deferred by the Zoning Committee at its March 28th meeting due to concerns by some of the Commissioners about notification requirements and the public involvement process, and how new zoning districts and regulations would affect property owners' ability to make improvements to structures.</p> <p>Staff presented the above-referenced petitions collectively, providing an overview of the public involvement and noticing process, along with information regarding development requirements under the existing and proposed zoning districts. A Commissioner asked why corrective rezonings are in the interest of the City. Another Commissioner suggested that the area plan process should improve how it looks at conditions throughout a plan area and possible impacts to better determine the appropriateness of a corrective rezoning.</p>
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 recently adopted *Elizabeth Area Plan* recommends rezoning the subject properties to align the zoning with the current land use. The subject parcels front on Hawthorne Lane and contain single family dwellings which are similar in use, size, and scale with the adjacent single family residential neighborhood to the north. In addition, the existing alley between the retail and office uses on East Seventh Street and the subject properties will serve as a good buffer for the residential properties.
 - **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - The *Elizabeth Area Plan* (2011) recommends residential up and equal to five dwelling units per acre on the subject parcels. The plan recommends that lower density residential areas of Elizabeth should be preserved and protected, retaining their existing scale and character, with duplexes, triplexes, and quadruplexes organically interspersed amongst the neighborhood's predominantly single family structures.
 - This petition is consistent with the *Elizabeth 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 comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **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*.
 - Not applicable.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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