

REQUEST	Current Zoning: B-2, general business Proposed Zoning: R-4, single family residential, up to four units per acre	
LOCATION	Approximately 4.0 acres located along East Independence Boulevard between Pierson Drive and North Sharon Amity Road.	
SUMMARY OF PETITION	This petition proposes to rezone two parcels along East Independence Boulevard from business to residential. This is a corrective rezoning in accordance with the <i>Independence Boulevard Area Plan</i> which was adopted in 2011.	
PROPERTY OWNER	North Carolina Department of Transportation	
PETITIONER	Charlotte-Mecklenburg Planning Department	
AGENT/REPRESENTATIVE	N/A	
COMMUNITY MEETING	Meeting is not required.	
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 Dodson seconded by Commissioner Allen).	
ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.	
VOTE	Motion/Second:	Allen/Dodson
	Yeas:	Allen, Dodson, Firestone, Griffith, Phipps, Rosenburgh and Zoutewelle
	Nays:	None
	Absent:	None
	Recused:	None
ZONING COMMITTEE DISCUSSION	Planning staff noted that this corrective rezoning petition was previously presented to the Zoning Committee at its April meeting, and that since then the City of Charlotte owned parcel had been removed from the request. A Committee member inquired about NCDOT's plans for the parcel it owns, and staff responded that the property is excess right-of-way. There was no further discussion of this petition.	

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - The recently adopted Independence Boulevard Area Plan anticipates that the properties located along the south side of East Independence Boulevard between Pierson Drive and Lanier Avenue will one day redevelop to residential. Thus, rezoning the subject properties owned by NCDOT will support this effort. A parcel owned by the City of Charlotte was removed from this request due to concerns expressed
- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan* (2011) recommends residential up to four dwelling units per acre on the sites.
 - The 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 comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools (CMS):** CMS states that the proposed rezoning will add approximately one student in this area.
 - **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*.
 - There is no site plan associated with this conventional rezoning request.
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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
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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