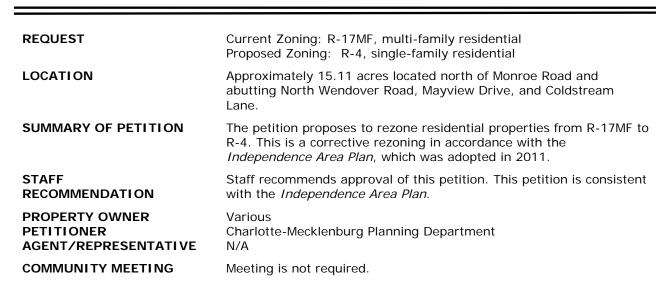
Rezoning Petition 2012-033

PRE-HEARING STAFF ANALYSIS

April 16, 2012



PLANNING STAFF REVIEW

Background

CHARLOTTE.

CHARLOTTE-MECKLENBURG

PLANNING

The recently adopted *Independence Area Plan* recommends rezoning the subject properties to align the zoning with the current land use. The subject parcels are zoned R-17MF but located in the middle of an existing single family residential neighborhood. As the properties are used for single family structures the rezoning to R-4 is appropriate.

Proposed Request Details

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

• Existing Zoning and Land Use

- The parcels in question are located at the entrance of the established single family residential neighborhood, and are in a contiguous grouping of parcels zoned R-17MF. The subject parcels in this grouping are single family residential structures. The adjacent neighborhood is zoned R-4 and R-5 developed with single-family structures and the property to the west is zoned B-1(CD) and O-2 developed with commercial structures.
- Rezoning History in Area
 - There have been no rezonings in the immediate area in recent years.
- Public Plans and Policies
 - The *Independence Boulevard Area Plan* (2011) recommends residential land uses up to four dwelling units for all the subject parcels.
 - This petition is consistent with the Independence Boulevard Area Plan.

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: No comments received.
- 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.

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.

OUTSTANDING ISSUES

• No issues.

Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- 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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