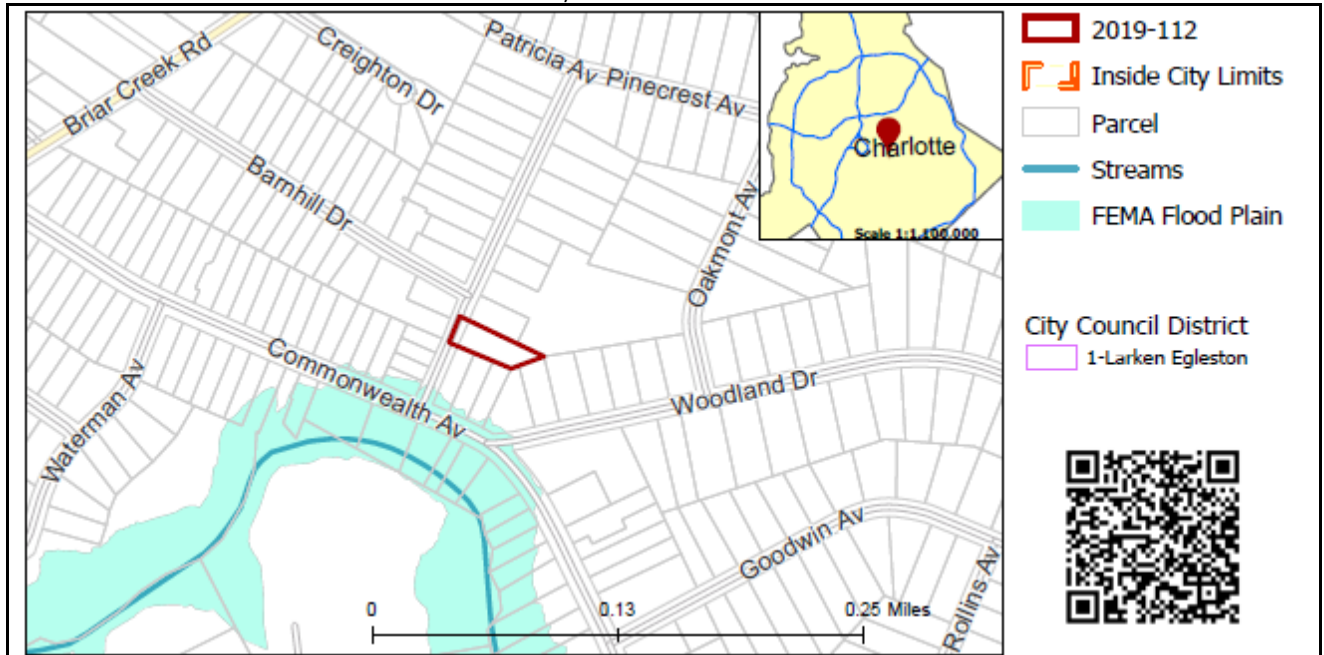


**REQUEST**

Current Zoning: O-2 (office)  
Proposed Zoning: R-4 (single family residential)

**LOCATION**

Approximately 0.33 acres located on the east side of Pinecrest Avenue, north of Commonwealth Avenue.



**SUMMARY OF PETITION**

The petition proposes to rezone the site to allow all uses permitted in the R-4 (single family residential) district. The site is currently developed with a single family residence built in 1939.

**PROPERTY OWNER**

Eclipse Investment Group LLC

**PETITIONER**

Mark Heisig

**AGENT/REPRESENTATIVE**

Mark Heisig

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the adopted land use as recommended in the *Independence Blvd. Area Plan*.

Rationale for Recommendation

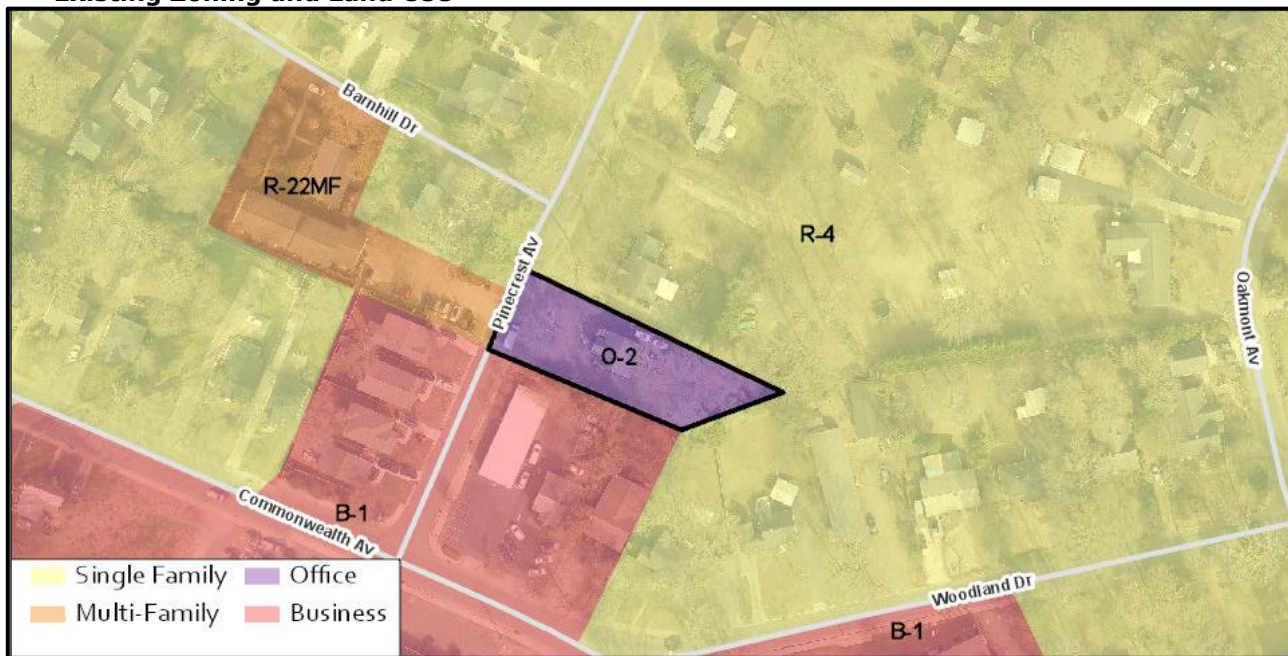
- The parcel is surrounded by single family homes.
- [The request is consistent with the adopted area plan](#) and will bring this property into compliance with the plan.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the R-4 (single family residential) zoning district. A site plan is not required.

- **Existing Zoning and Land Use**



- The site is currently developed with a single family residence built in 1939 and is surrounded by single family homes, multi-family, and commercial and office uses in various zoning districts.

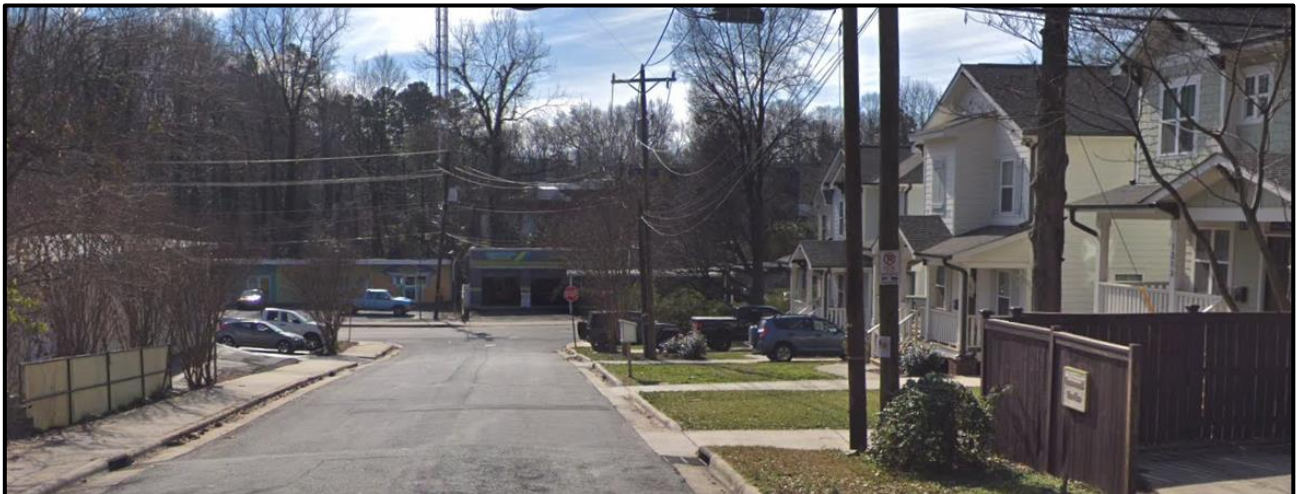


A single family residence currently exists on the subject property.





North are single family homes.



South are single family homes and commercial uses.



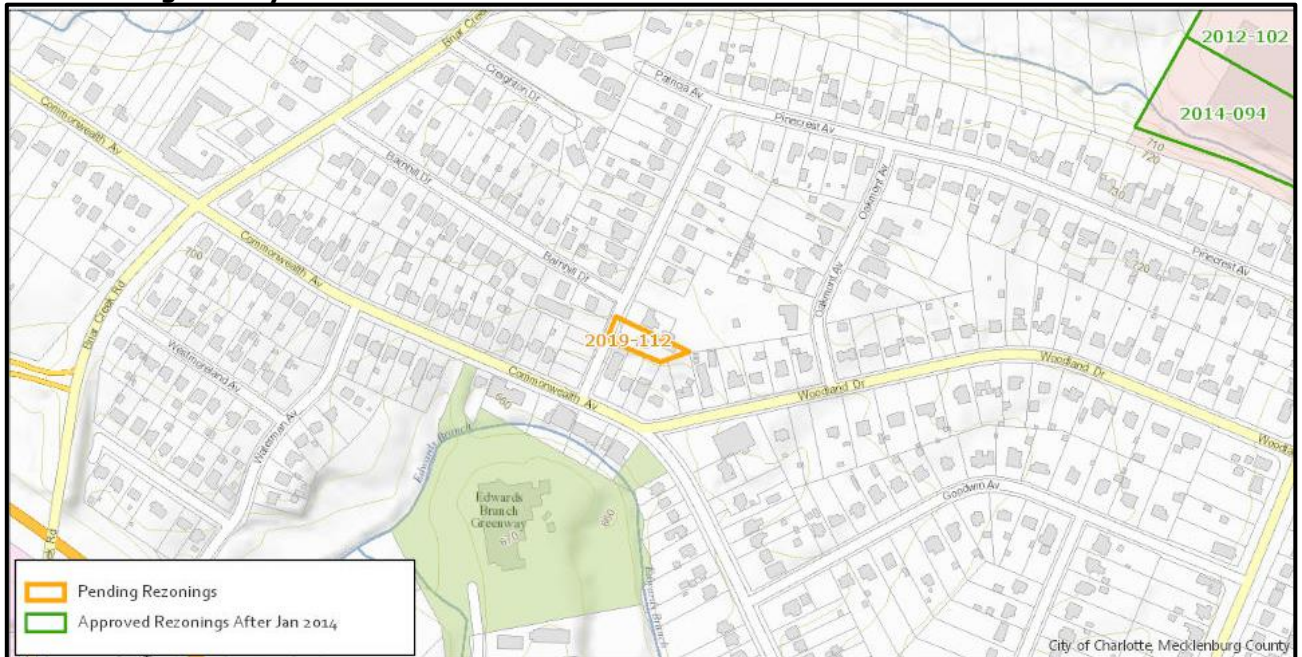
East and west are single family homes and multifamily residential development.





The site is generally surrounded by single family residential uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-094	Rezoned 3.05 acres from B-1SCD and BD(CD) to BD(CD) and BD(CD) SPA to allow the reuse of a portion of an existing building to allow expansion of a self-storage facility.	Approved



- **Public Plans and Policies**



- The proposed land use in the *Independence Blvd Area Plan* is residential up to 4 units per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site currently has curb and gutter with an approximately 5-foot back-of-curb sidewalk. CATS bus route #17 runs along Commonwealth Avenue with bus stops less than ¼ mile from the site. CDOT will work with the petitioner during permitting to locate the driveway and upgrade the streetscape in accordance with city ordinance.
- No outstanding issues.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 10 trips per day (based on 1 single family home).  
Entitlement: 60 trips per day (based on 4,950 square feet of office).  
Proposed Zoning: 10 trips per day (based on 1 single family home).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding the need for affordable housing units in the City of Charlotte.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding access, turn radius, and fire hydrant location.
- **Charlotte-Mecklenburg Schools:** Under this rezoning, the property will continue to have only one single family home, resulting in no net change to school population.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Pinecrest Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Pinecrest Avenue.
- **Engineering and Property Management:**
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding air quality and ground water.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782