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| REQUEST | Current Zoning: O-1(CD), office conditional Proposed Zoning: R-3, single family residential |
| LOCATION | Approximately 1.76 acres located on the southwest corner of Monroe Road and Rama Road. |
| CENTER, CORRIDOR OR WEDGE | Corridor |
| SUMMARY OF PETITION | This petition proposes to rezone the property to R-3 to allow all uses permitted in the R-3 district. |
| Property Owner | Simone and David Locke |
| Petitioner | Simone and David Locke |
| Agent/Representative | Simone and David Locke |
| Community Meeting | Meeting not required. |

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| ZONING COMMITTEE ACTION | The Zoning Committee voted unanimously to recommend APPROVAL of this petition. |
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| VOTE | Motion/Second: Johnson/Griffith |
| | Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh |
| | Nays: None |
| | Absent: None |
| | Recused: None |

ZONING COMMITTEE DISCUSSION Staff reviewed the petition noting that it is a conventional request. The parcel was rezoned in 2003 (2003-094) from R-3 to O-1 (CD) to allow an existing single family home to be converted to an office.

Staff explained that the current petition is inconsistent with the *East District Plan* as amended by the 2003 rezoning but it is consistent with the recommended residential land use that was in place prior to the 2003 rezoning.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *East District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Allen)

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

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *East District Plan* (1990) amended through petition 2003-094 recommends office use on the subject parcel. Prior to this amendment the recommended land use was single family residential.

- This petition is inconsistent with the *East District Plan* as amended through petition 2003-094. However, it is consistent with the recommended land use (residential) prior to that amendment.
 - The subject property is within the *Independence Boulevard Area Plan* currently underway.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff recommends approval of this petition.
 - While the petitioner is inconsistent with the *East District Plan* as amended through petition 2003-094, it is consistent with the recommended land use (residential) prior to the amendment.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** Minimizes impacts to the natural environment by the reuse of an existing structure.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- CMS Review
- Community Meeting Report and Sign-In Sheet
- Fire Department Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326