
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. While the petitioner is inconsistent with the <i>East District Plan</i> as amended through petition 2003-094, it is consistent with the recommended land use (residential) prior to the amendment.
Property Owner	Simone and David Locke
Petitioner	Simone and David Locke
Agent/Representative	Simone and David Locke
Community Meeting	Meeting not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The subject parcel is zoned O-1(CD) and is occupied by an existing single family home converted to an office. The properties to the south and west are zoned R-3 and developed with single family structures. The properties to the north and east are zoned O-1 with existing office buildings.
 - **Rezoning History in Area**
The most recent rezoning in the area was for the subject parcel. The parcel was rezoned in 2003 under petition 2003-094 from R-3 to O-1(CD) to allow an existing single family home to be converted to an office.
 - **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.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 500 trips per day.
Proposed Zoning: 100 trips per day.
- **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.
 - **SITE DESIGN:** Minimizes impacts to the natural environment by the reuse of an existing structure.
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OUTSTANDING ISSUES

None

Attachments Online at www.rezoning.org

Application
CDOT Review
LUESA Review
Storm Water Review

Planner: Solomon Fortune (704) 336-8326