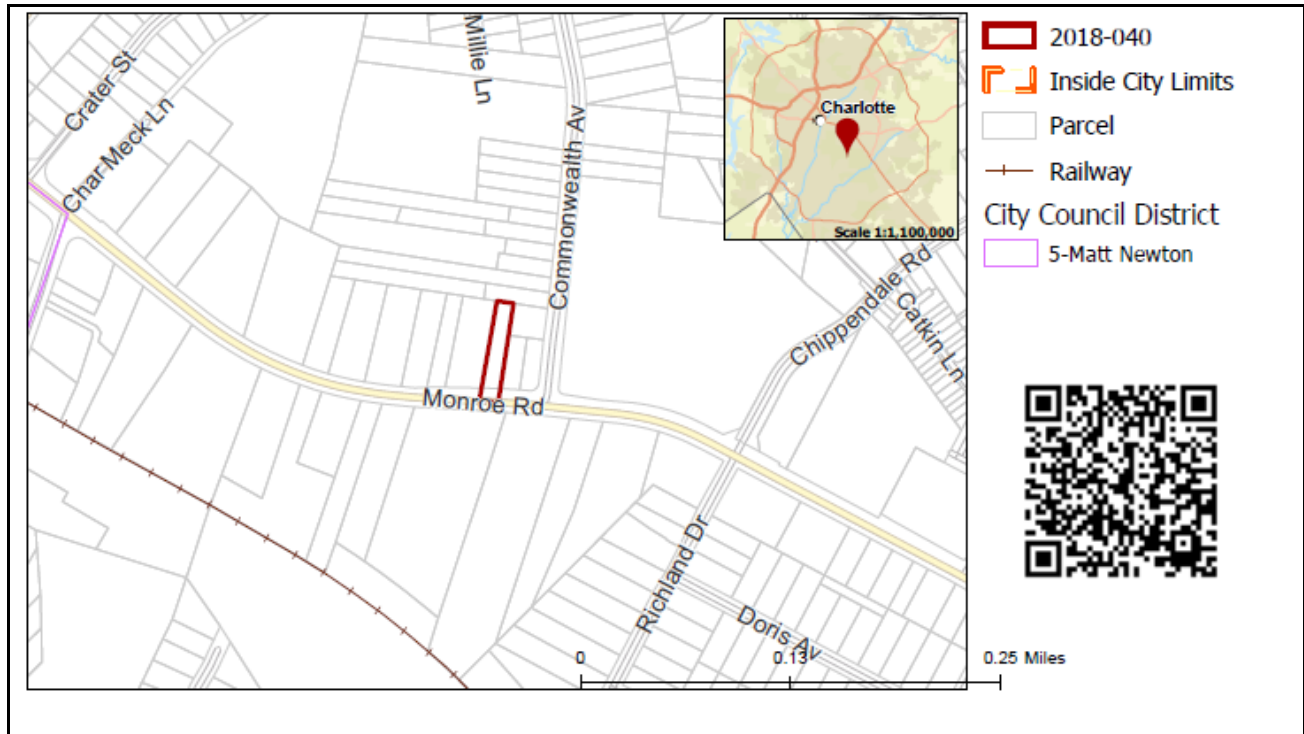


REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: B-1 (neighborhood business)

LOCATION

Approximately 0.38 acres located on the north side of Monroe Road west of Commonwealth Avenue.
(Council District 5 - Newton)



SUMMARY OF PETITION

The petition proposes to rezone the site to allow all uses permitted in the B-1 (neighborhood business) district.

PROPERTY OWNER

ITG, LLC

PETITIONER

Charlie Casselman

AGENT/REPRESENTATIVE

N/A

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Independence Boulevard Area Plan*, which recommends office and retail uses.

Rationale for Recommendation

- Properties on either side of the subject property on the same side of Monroe Road are currently zoned B-1 (neighborhood business).
- The properties within this area of Monroe Road are predominately non-residential uses.
- Rezoning the property to B-1 will establish a more cohesive zoning boundary and enable the site to be incorporated with adjacent parcels for development/redevelopment subject to the same zoning standards.

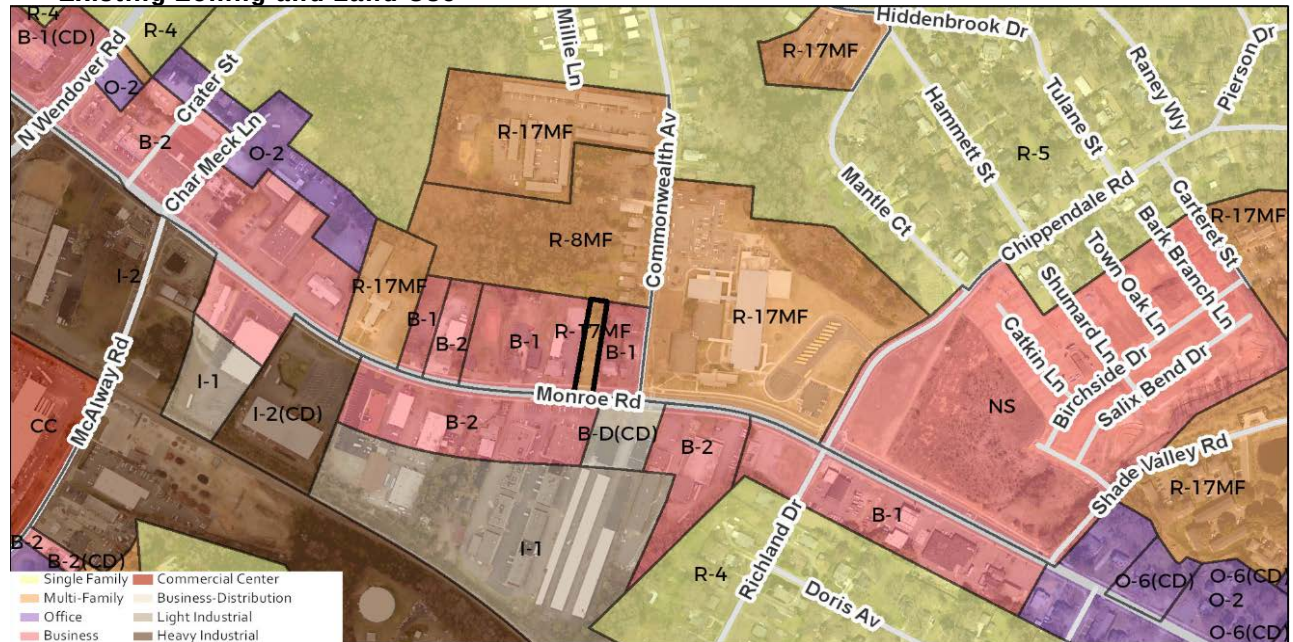
PLANNING STAFF REVIEW

• Proposed Request Details

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the B-1 (neighborhood business) zoning district. A site plan is not required.

- The B-1 (neighborhood business) district is to create and protect business centers for the retailing of merchandise such as groceries, pharmacies, and household items and the provision of professional services for the convenience of dwellers of nearby residential areas. Standards are designed so that uses within this district may be soundly and permanently developed and maintained in such a way as to be compatible with adjacent residential properties.
- Uses permitted in the B-1 (neighborhood business) district by-right and under prescribed conditions include but are not limited to: barber and beauty shops, dry cleaning and laundry establishments, health institutions, indoor recreation, and offices up to 100,000 square feet.

• Existing Zoning and Land Use



- The subject property is vacant and zoned R-17MF (multi-family residential).
- Surrounding properties include primarily commercial and institutional uses fronting Monroe Road, in nonresidential zoning. The property to the west houses the Charlotte Fire Fighters Association, and a single family residential home and tattoo establishment in a former residence are located on the properties to the east.



The subject property is vacant.



Properties to the north are single family and multi-family uses.



Properties to the south are a mix of retail uses.

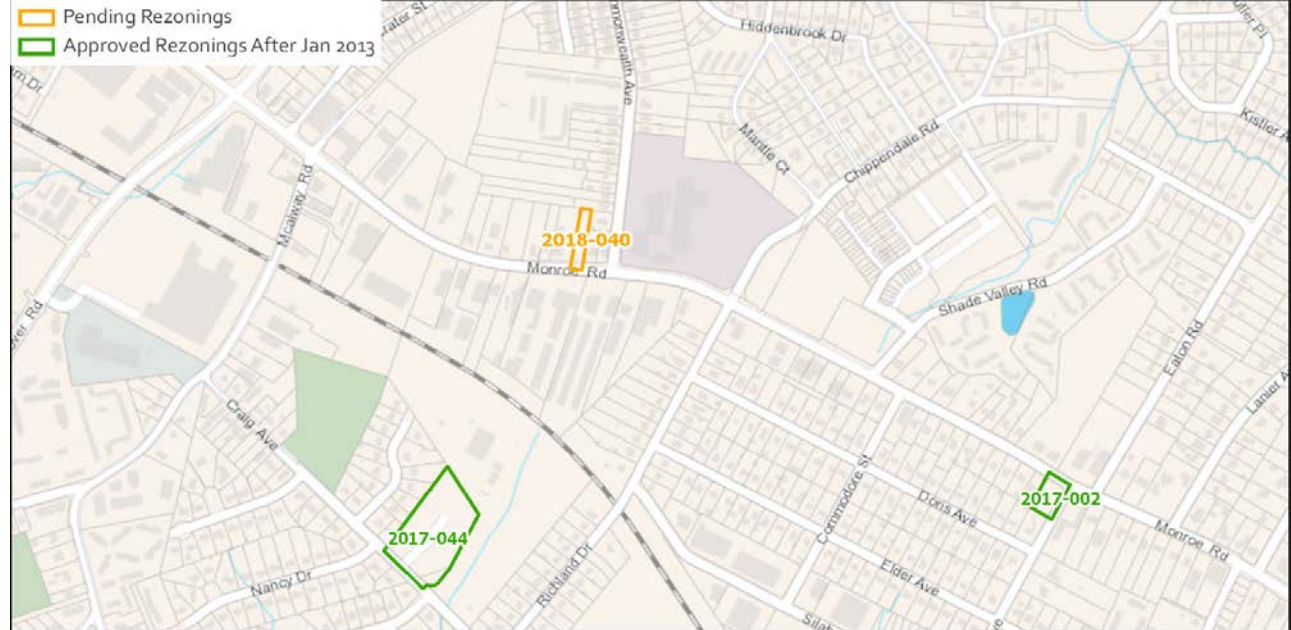


Oakhurst STEM Academy is located to the east.



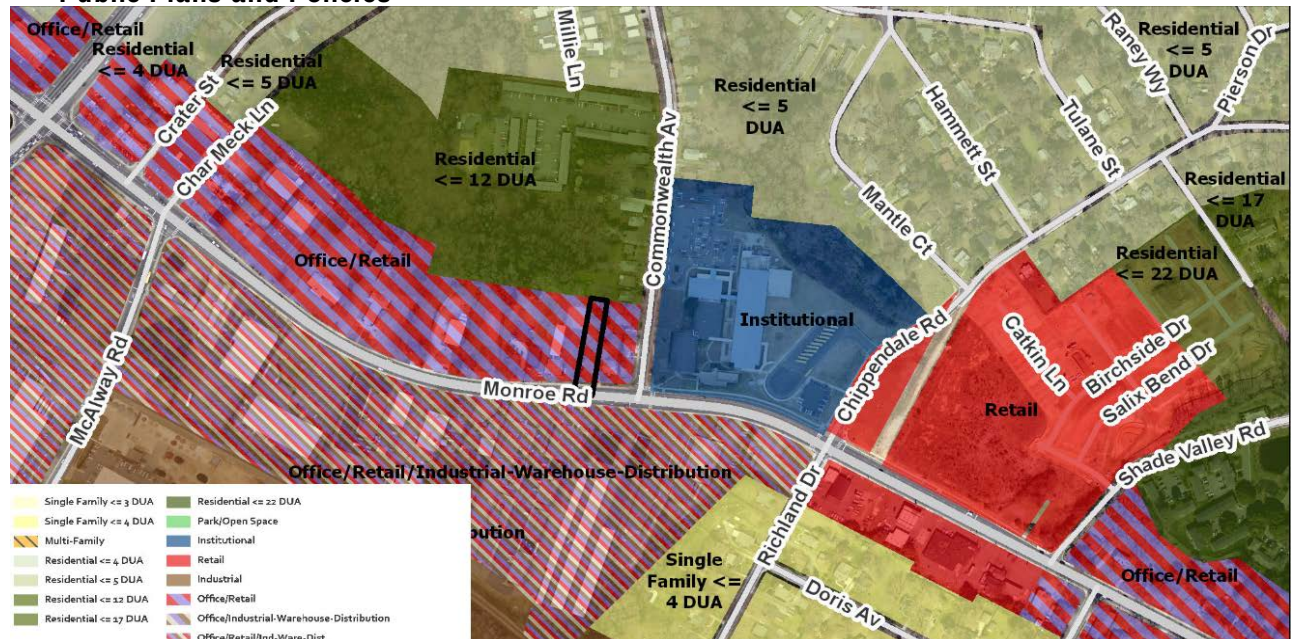
Properties to the west are a mix of office and retail uses.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-044	Rezoned 3.31 acres from R-4 (single family residential) to UR-2(CD) (urban residential, conditional) to allow 17 single family detached dwellings, at a density of 5.13 units per acre	Approved
2017-002	Rezoned 0.39 acres from O-2 (office) to B-1(CD) (neighborhood business, conditional), five year vested rights to allow a tattoo parlor.	Approved

• Public Plans and Policies



- The *Independence Boulevard Area Plan* (2011) recommends office and retail uses.

• TRANSPORTATION CONSIDERATIONS

- The site is on a major thoroughfare near a signalized intersection. There is existing curb and gutter and approximately a four-foot back-of-curb sidewalk. Monroe Road is served by CATS bus route 27, with a pair of bus stops within 300 feet of the site. The *Independence Boulevard Area Plan* identifies this segment of Monroe Road to be upgraded with bike lanes, planting strip, and

wider sidewalk. During permitting CDOT will work with the petitioner to explore opportunities to improve the streetscape and preserve right-of-way for the cross-section recommended in the area plan.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (vacant lot).

Entitlement: 150 trips per day (based on five multi-family dwellings).

Proposed Zoning: 770 trips per day (based on 3,500 square feet of retail uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Monroe Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Monroe Road.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of any State maintained street (Steele Creek Road) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines, specifically, small maturing trees are required to be planted eight feet from edge of travel lane on Monroe Road. Therefore, the setback may be required to be widened so the site will be in compliance with the tree ordinance and the NCDOT planting guidelines. the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City and before planting trees in the NCDOT right-of-way.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site must comply with the Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Environment

1. ~~The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.~~ **Rescinded by the City Arborist.**

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review