

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2003-83

Property Owner:	Various owners
Petitioner:	Charlotte-Mecklenburg Planning Commission
Location:	Approximately 70.5 acres located on the east and west sides of Sharon Amity Road, south of Milton Road
Request:	I-2, general industrial to I-1, light industrial

Summary

This petition implements a rezoning recommendation set forth in the Eastside Strategy Plan, adopted in 2001. The plan states that heavy industry uses, as allowed under the current I-2 zoning, are not compatible with the nearby residential neighborhood. The proposed zoning of I-1 is more appropriate for the subject property, as there are existing light industrial and business park land uses in the area. Therefore, from a land use perspective, it is appropriate for approval.

Conclusion

This petition implements the recommendation of an adopted land use plan and is appropriate for approval.

Existing Zoning and Land Use

The subject properties are developed with a variety of uses, including a mini-storage lot, outdoor storage of materials, a wrecker service and a veterinary hospital. Abutting uses include multi-family and single family residences, office buildings and vacant lots to the west, single family and multi-family residences, institutional uses and vacant lots to the north, across Milton Road and commercial uses, multi-family and single family residential uses and vacant lots on the east and south sides of the site.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

Public Plans and Policies

The Eastside Strategy Plan (2001): The Eastside Strategy Plan recommends in its implementation strategies that the subject property be rezoned to from I-2 to I-1. The plan states that heavy industry is not compatible with the nearby residential neighborhood and recognizes the light industrial and business park land uses in the area.

Proposed Request Details

There is no site plan associated with this conventional district request.

Public Infrastructure

Roads. Sharon Amity Road is a major thoroughfare and there are no improvements in the immediate vicinity are proposed in the 2025 Transportation Plan.

Traffic Impact / CDOT Comments. CDOT had no recommendations on this petition.

CATS. CATS had no comment on this petition.

Storm Water. Downstream complaints consist of flooding and pollution.

Recommendations Concerning storm water: No additional requirements are needed at this time.

School Information. The school's planning staff did not comment on this petition.

Outstanding Issues

Land Use. This petition implements a rezoning recommendation set forth in the Eastside Strategy Plan.. The plan states that heavy industry uses, as allowed under the current I-2 zoning, are not compatible with the nearby residential neighborhood. The proposed zoning of I-1 is more appropriate for the subject property, as there are existing light industrial and business park land uses in the area. Therefore, from a land use perspective, it is appropriate for approval.

Site plan. There is no site plan accompanying this conventional rezoning request.