
REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: I-2, general industrial
LOCATION	Approximately 1.59 acres located on the north side of Odum Avenue between Centre Street and Idaho Drive. (Council District 2 - Mitchell)
SUMMARY OF PETITION	The petition proposes to allow all uses as permitted in the I-2, general industrial district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER	O'Leary Group Business Park, LLC
PETITIONER	O'Leary Group Waste Systems, LLC
AGENT/REPRESENTATIVE	Keith MacVean & Jeff Brown, Moore & Van Allen
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
Approval of petition 2012-047 rezoned the abutting 6.3 acres from I-1 to I-2 (CD) in June 2012. The conditional rezoning allows a resource recovery center and prohibits many of the heavy industrial uses allowed in the I-2 district. A resource recovery center is defined on the approved site plan as a facility that collects discarded materials from businesses for the purpose of sorting, removing and recycling a minimum of 70 percent of the materials collected. The site plan also included specific notes related to buffers and transportation improvements.
 - **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan. The proposed rezoning will allow all uses permitted within the I-2 district. However, due to the size of the parcel, the street classification on which the parcel is located and the proximity to residential uses many of the more intense industrial uses will not be feasible.
 - **Existing Zoning and Land Use**
The site is currently vacant. The sites located north, east and west were rezoned in 2012 to I-2(CD). Within the immediate area there is a mix of uses including primarily industrial, office/warehouse, retail, and undeveloped acreage on properties zoned a variety of districts, as well as a limited amount of residential.
 - **Rezoning History in Area**
Petition 2012-047 rezoned the adjacent property from I-1 to I-2(CD) as noted in the "Background" and is the only rezoning in this area in recent years.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends industrial land uses for this site.
 - This petition is consistent with the *Central District Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 1,400 trips per day.
Proposed Zoning: This petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this conventional rezoning request.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering & Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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