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| <b>REQUEST</b>                             | Current Zoning: R-17MF, multi-family residential<br>Proposed Zoning: I-1, light industrial  |
| <b>LOCATION</b>                            | Approximately 5.02 acres located on the north side of Old Statesville Road across from Spring Trace Drive.<br>(Council District 2 - Austin)   |
| <b>SUMMARY OF PETITION</b>                 | The petition proposes to rezone the front portions of four lots from multi-family residential (R-17MF) to light industrial (I-1). This will allow the properties to have unified zoning. All uses in the I-1 (light industrial) district will be permitted.   |
| <b>PROPERTY OWNER</b>                      | Virginia F. Keith Rev Trust, Larry & Ginger Johnson,<br>Elite Investment Prop, LLC and Hossein Naenifard  |
| <b>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Thomas Keith<br>John M. Phillips  |
| <b>COMMUNITY MEETING</b>                   | Meeting is not required.  |
| <b>STATEMENT OF<br/>CONSISTENCY</b>        | This petition is found to be consistent with the <i>Northeast District Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, by a 7-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Allen). |

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| <b>ZONING COMMITTEE ACTION</b> | The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition. |
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| <b>VOTE</b>                        | Motion/Second: Walker/Allen<br>Yeas: Allen, Dodson, Labovitz, Walker, Eschert,<br>Low, Ryan<br>Nays: None<br>Absent: None<br>Recused: None |
| <b>ZONING COMMITTEE DISCUSSION</b> | There was no Committee discussion on this petition.  |
| <b>STAFF OPINION</b>               | Staff agrees with the recommendation of the Zoning Committee.  |

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://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 *Northeast District Plan* (1996) recommends industrial land uses.
  - The petition is consistent with the *Northeast District Plan*.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.

- **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **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 comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
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#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - There is no site plan associated with this conventional rezoning request.
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#### **OUTSTANDING ISSUES**

- No issues.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Rezoning Locator Map
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** John Kinley (704) 336-8311