
REQUEST	Current Zoning: R-17MF, multi-family residential Proposed Zoning: I-1, light industrial
LOCATION	Approximately 5.02 acres located on the north side of Old Statesville Road across from Spring Trace Drive. (Council District 2 - Austin)
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Northeast District Plan</i> .
PROPERTY OWNER	Virginia F. Keith Rev Trust, Larry & Ginger Johnson, Elite Investment Prop, LLC and Hossein Naenifard
PETITIONER	Thomas Keith
AGENT/REPRESENTATIVE	John M. Phillips
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - Three single family homes are located on the subject property.
 - The surrounding area north of Old Statesville Road is zoned I-1 (light industrial), I-2 (general industrial), B-1 (neighborhood business) and B-2 (general business) and developed with various industrial and retail uses. The area on the south side of Old Statesville Road is zoned R-17MF (multi-family residential), R-12MF (multi-family residential), B-2 (general business) and I-2 (general industrial). Land uses to the south include single family, institutional, multi-family, office and undeveloped land.
 - **Rezoning History in Area**
Petition 2009-052 rezoned property located north of Old Statesville Road at Airway Avenue and Apache Avenue from I-1 (light industrial), I-2 (general industrial), B-D (distributive business), R-MH (manufactured housing district), and B-2 (general business) to I-1(CD) (light industrial, conditional).
 - **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends industrial land uses.
 - The petition is consistent with the *Northeast District Plan*.
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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.
 - **Vehicle Trip Generation:**
Current Zoning: 640 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 issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **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.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Rezoning Locator Map
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Urban Forestry Review

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