
REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 1.13 acres located on the south side of Parker Drive between Remount Road and Berryhill Road. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow outdoor storage of material and equipment and the construction of a 3,000-square foot building with I-1 (light industrial uses).
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Satwinder Jit Singh and Cecelia T Singh Satwinder Singh Jones Civil Design, P.C. (c/o Matt Jones)
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people in attendance at the community meeting: None

PLANNING STAFF REVIEW

- **Background**
 - The proposed rezoning will correct an existing violation on the site and bring the buffers and screening into compliance with the standards of the Zoning Ordinance.
 - **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Demolition of the existing 1,227-square foot structure and allowance of a new building up to 3,000 square feet.
 - Limits the building height to one story.
 - Specifies that the site is to be used for outdoor storage of material and equipment and associated accessory uses permitted in the I-2 (general industrial) district.
 - Prohibits the storage of hazardous materials.
 - Reconfigures the driveway into the site and brings it up to current standards.
 - Provides a 35.63-foot Class "A" buffer with a berm adjacent to residential zoning and use.
 - Provides a six-foot tall wooden fence along Parker Drive and surrounding the outdoor storage area.
 - **Existing Zoning and Land Use**
 - The site is currently a used for outdoor storage and equipment but this use is not allowed under the existing zoning.
 - The property to the north and east is zoned I-1 (light industrial) and I-2 (general industrial) and used for industrial and commercial uses. The property to the south is zoned R-4 (single family residential) and is primarily undeveloped. Property to the west is zoned R-22MF (multi-family residential) and used for multi-family residential dwellings.
 - **Rezoning History in Area**
 - Petition 2010-032 rezoned property located at the intersection of Fordham Road and West Boulevard from R-4 (single family residential) to UR-C(CD) (urban residential - commercial, conditional) to allow an accessory parking lot to serve a church located across Fordham Road.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends office/industrial land uses for the site.
 - The petition is consistent with the *Central District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 170 trips per day.
Proposed Zoning: 160 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** 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.
 - **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*.
 - This site meets minimum ordinance standards..

OUTSTANDING ISSUES

- The petitioner should:
 1. Under Development Standards delete the Buffer Requirements section or amend it to reflect the buffer standards discussed in the conditional notes under Streetscape and Landscaping.
 2. Amend Permitted Uses note 1. to say that, "All uses permitted in the I-1 (light industrial) district plus outdoor material and equipment storage and associated accessory uses are permitted on the site" as opposed to current wording.
 3. Clarify under Permitted Uses note 2. if diesel or gasoline storage is also prohibited.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311