

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 0.52 acres located near the northwest corner of the intersection of St. Mary Avenue and Buford Avenue west of Monroe Road. (Council District 1 – Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses as permitted in the I-1 (light industrial) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Off Camber Group, Inc. Off Camber Group, Inc./Jamie Doyle Jeff Brown & Keith MacVean/Moore & Van Allen
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Independence Boulevard Area Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends office/retail/industrial-warehouse-distribution for this and surrounding properties. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The rezoning will allow for the establishment of a zoning district and development pattern that is consistent with the plan, as well as the neighboring uses; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Walker).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Sullivan/Walker Yeas: Dodson, Eschert, Labovitz, Nelson, Sullivan, and Walker Nays: None Absent: Ryan Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this conventional rezoning petition to the Committee and noted that the request is consistent with the <i>Independence Boulevard Area Plan</i> . There was no discussion of this request.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at 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 *Independence Boulevard Area Plan* (2011) recommends office, retail and/or industrial/warehouse/distribution for this site. The plan recognizes that many of the parcels west of Monroe Road are either non-residential uses in residential structures, have industrial zoning, or are existing industrial uses in proximity to the active CSX rail corridor.
 - The petition is consistent with the Independence Boulevard Area 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.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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*.
 - There is no site plan associated with this text amendment.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- 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

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