

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: I-1 (light industrial)
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses as permitted in the I-1 (light industrial) district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>Independence Boulevard Area Plan</i> , which recommends office/retail/industrial-warehouse-distribution for this and surrounding properties.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Off Camber Group, Inc. Off Camber Group, Inc./Jamie Doyle Jeff Brown & Keith MacVean/Moore & Van Allen
<b>COMMUNITY MEETING</b>	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**
  - The site is developed with a warehouse built in 1958 and is immediately surrounded by office, warehouse, commercial, retail, and some residential development on properties zoned I-2 (general industrial). Several residential structures in the area are being reused for non-residential purposes.
- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **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*.

**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: 2,800 trips per day.  
Proposed Zoning: 4,600 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*.
  - 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](http://www.rezoning.org)**

- Application
- 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

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