

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
LOCATION	Approximately 2.54 acres located on the east side of Statesville Road across from Spector Drive near the intersection of Statesville Road and Old Statesville Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses in the I-2 (general industrial) district. The request will allow the zoning on this site to be consistent with the adjacent property under the same ownership.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Northeast District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Con-Way Freight, Inc. Con-Way Freight, Inc. Sean Mayo, Gavel & Dorn Engineering
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**
 - The subject property is currently undeveloped while the remainder of the parcel is developed with an industrial warehouse/service garage/truck terminal use. Surrounding properties between Statesville Road and Old Statesville Road are zoned B-2 (general business), I-1 (light industrial) and I-2 (general industrial) and developed with commercial/retail and warehouse/industrial uses, with a few single family dwellings and vacant lots in the area. Properties on the east side of Old Statesville Road are zone R-12MF and R-17MF (multi-family residential), B-2(CD) (general business, conditional) and I-2(CD) (general industrial, conditional) and are developed with single family and multi-family residential dwellings, office uses or are vacant.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends heavy industrial land uses for this and surrounding parcels.
 - The petition is consistent with the *Northeast District 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: 5,400 trips per day.
Proposed Zoning: 2,600 trips per day.
- **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.

- **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

- Application
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services 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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