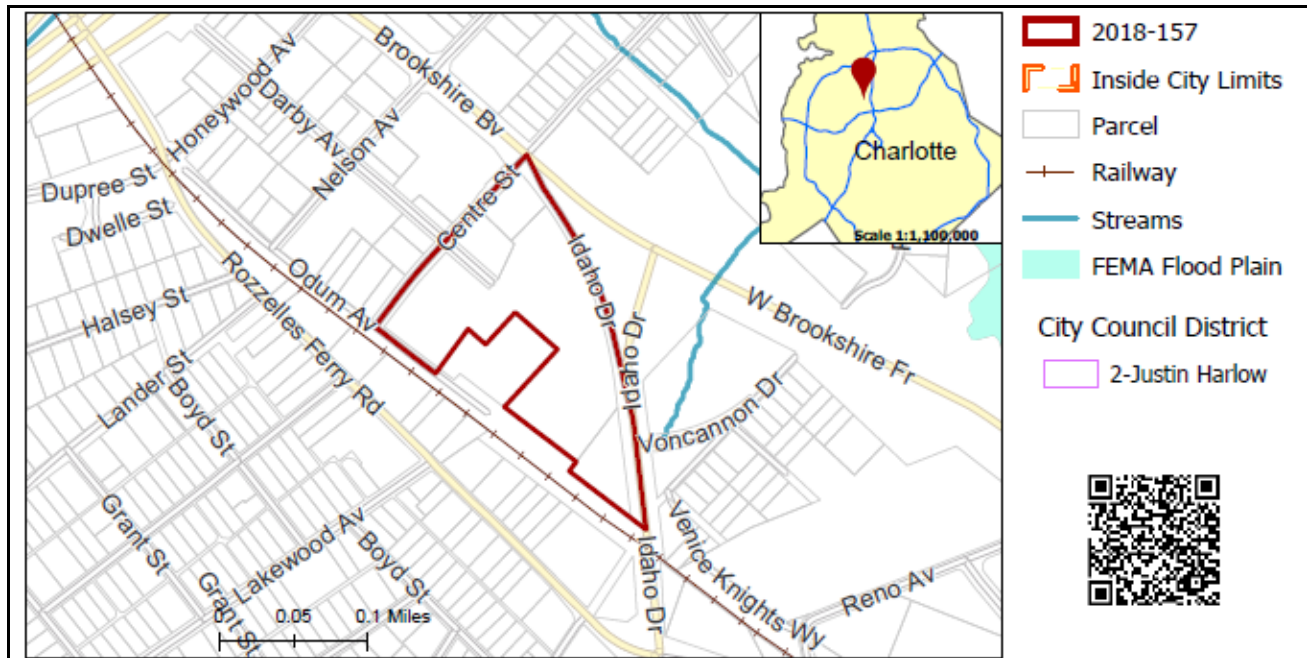


REQUEST

Current Zoning: I-1 (light industrial), I-2 (general industrial), I-2(CD) (general industrial, conditional), and B-2 (general business)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 9.05 acres located at the intersection of Odum Avenue and Centre Street, southeast of Brookshire Boulevard.
(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-2 (general industrial) district on a parcel partially developed with auto sales and repair and warehouse uses, and located south of Interstate 85 and between Brookshire Boulevard and Rozzelles Ferry Road.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

O'Leary Group Business Park, LLC
O'Leary Group Business Park, LLC
Keith MacVean & Jeff Brown, Moore & Van Allen, PLLC
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Central District Plan* recommendation for industrial land uses.

Rationale for Recommendation

- The proposed I-2 zoning is consistent with the recommended land use for this site and surrounding area.
- The site is bounded by the Brookshire Freeway on the northeast side and the CSX railway on the southwest side.
- The previous I-2(CD) rezoning involved adjacent single-family structures no longer in place, which was the reason for the conditional rezoning.

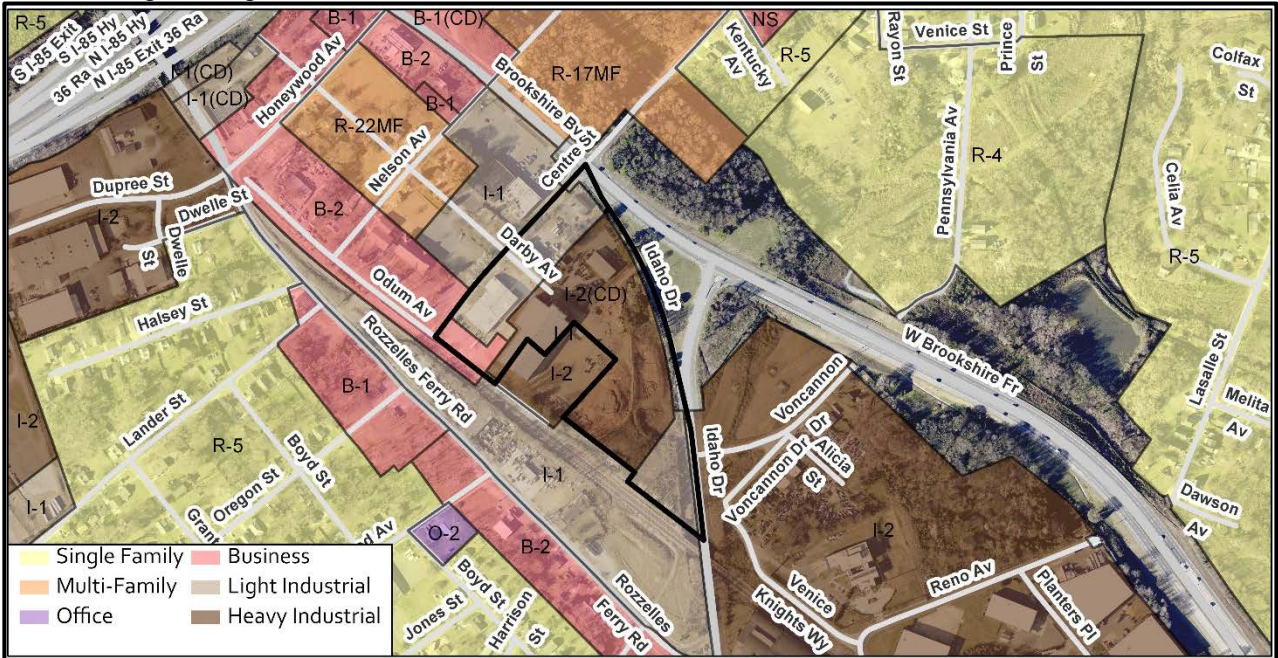
PLANNING STAFF REVIEW

• Proposed Request Details

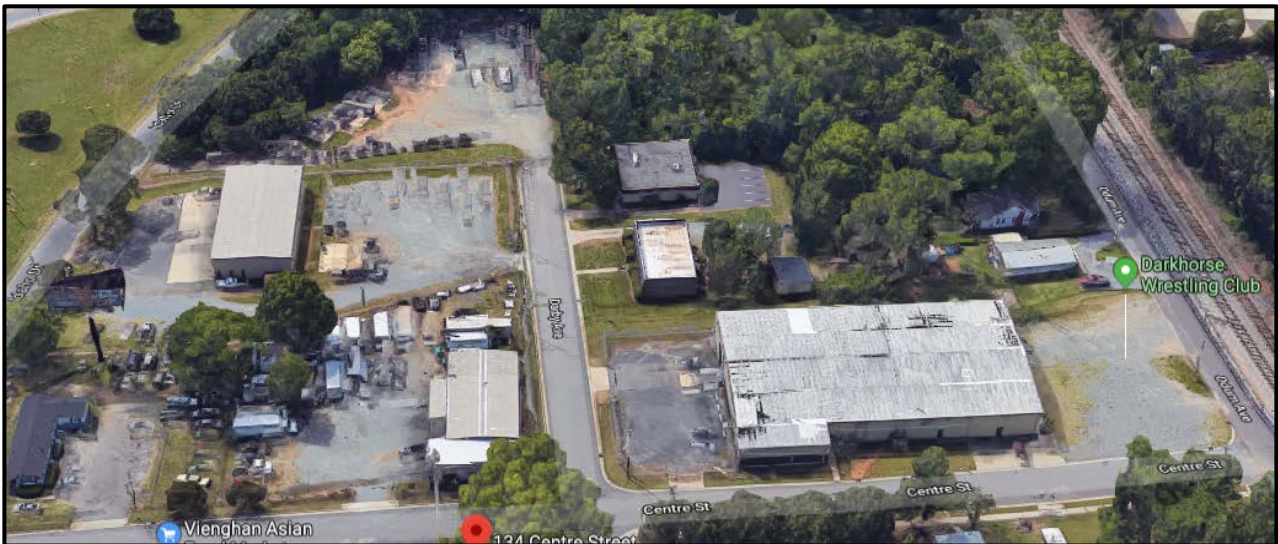
This is a conventional rezoning petition with no associated site plan.

- The proposed rezoning will allow all uses permitted within the I-2 (general industrial) district. See list at the end of the document for the use differences between the I-1 (light industrial) and I-2 (general industrial) districts.

• Existing Zoning and Land Use



- The site is currently developed with auto repair, auto sales, and warehouse uses and is surrounded by industrial, institutional, and retail uses and vacant lots.
- A portion of the site was rezoned from I-1 (light industrial) to I-2(CD) (general industrial, conditional) via petition 2012-047 to allow the operation of a resource recovery facility involving the sorting and reclaiming of recyclable materials.



The subject property is developed with industrial, auto repair, auto sales, and warehouse uses.



The properties to the northwest along Centre Street are developed with a church and retail uses



The property to the east along Idaho Drive is undeveloped.

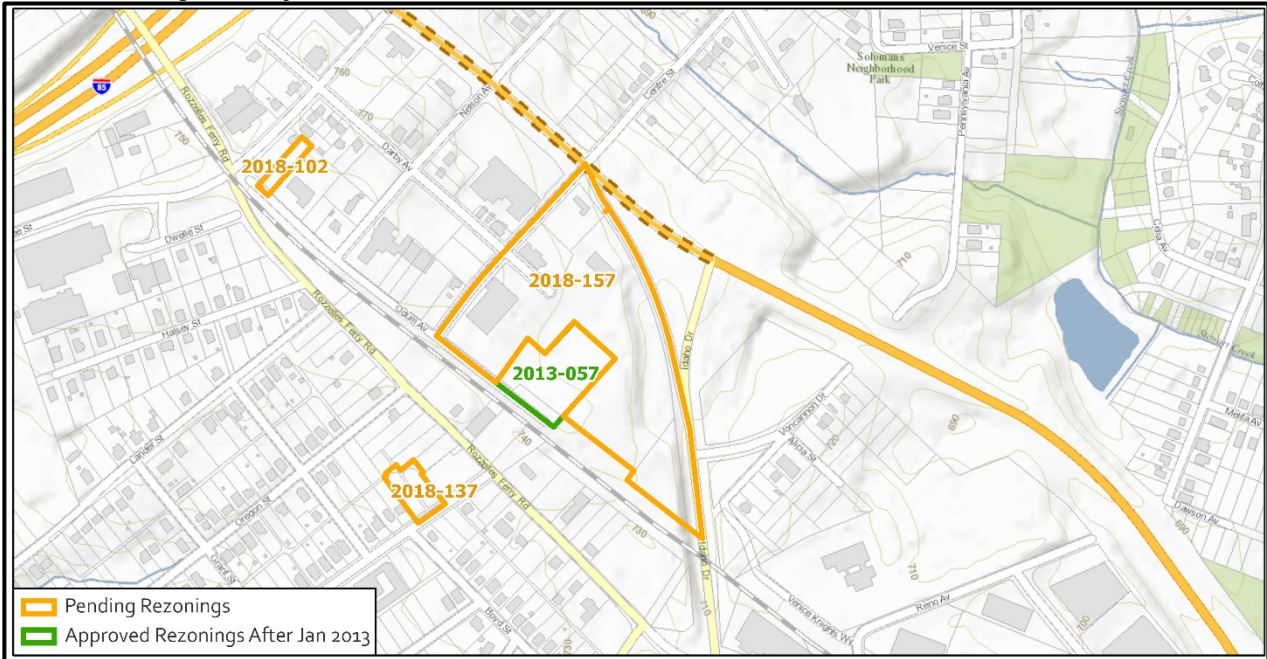


The properties to the southwest along Odum Avenue include the Piedmont & Northern rail line and auto repair, warehouse uses, and a car wash.



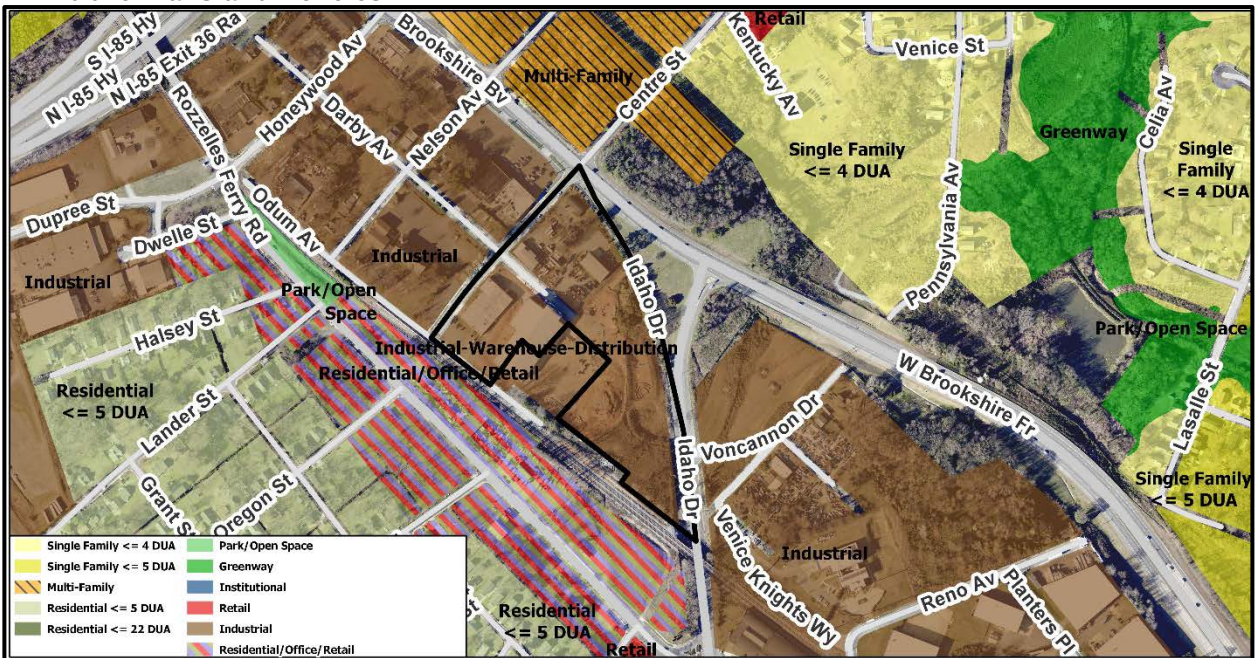
The property to the southeast along Vancannon Drive is a utility right-of-way.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2013-057	Rezoned 1.59 acres to allow all uses as permitted in the I-2 (general industrial) district.	Approved
2018-102	Rezoned 0.53 acres to allow all uses as permitted in the I-2 (general industrial) district.	Approved
2018-137	Proposes to rezone 0.48 acres for the development of 12 multi-family units.	Pending

• Public Plans and Policies



- The *Central District Plan* (1993) recommends the subject property for Industrial/Warehouse/Distribution use.

- **TRANSPORTATION CONSIDERATIONS**

- The site is bounded by Centre Street, Odum Avenue, and Idaho Drive, which functions as an exit ramp for Brookshire Freeway. Darby Avenue bisects the site. There is existing curb and gutter on all streets with the exception of Odum Avenue. During permitting CDOT will work the petitioner to organize driveways and upgrade the streetscape along all streets to current city standards.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 140 trips per day (based on warehouse, auto care center, used auto sales).
 - Entitlement: 1,070 trips per day (based on 5,250 square feet retail, 19,500 square feet warehouse, 6.3 acres recycling center).
 - Proposed Zoning: 240 trips per day (based on 135,750 square feet of warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
 - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
 - **Charlotte Department of Solid Waste Services:** No outstanding issues.
 - **Charlotte Fire Department:** No outstanding issues.
 - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing two-inch water distribution mains located along Darby Avenue, Odum Avenue and a six-inch water distribution main located along Centre Street and Idaho Drive.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Centre Street and Odum Avenue.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
-

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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

Industrial District Use Comparison

Uses that are allowed in the proposed I-1 (light industrial) zoning district, but are not allowed in the current I-2 (general industrial):

- Automotive sales and repair, including tractor-trucks and accompanying trailer units
- Boat and ship sales and repair
- Financial institutions, up to 70,000 square feet (smaller financial institutions are allowed in I-2)
- Hotels and motels
- Manufactured housing sales
- Offices, up to 400,000 square feet (offices up to 100,000 square feet are allowed in I-2)
- Retail establishments, shopping centers and business, personal and recreational services up to 70,000 square feet (these uses are allowed up to 25,000 square feet in I-2)
- Motion picture theatres
- Child care centers, subject to the regulations [Section 12.502](#)
- Commercial Rooming Houses, subject to the regulations of [Section 12.531](#)
- Conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses with prescribed conditions
- Day labor service agency, subject to the regulations of [Section 12.530](#)
- Large childcare centers, subject to the regulations of [Section 12.502](#)
- Offices and government buildings, over 400,000 square feet

Uses that are not allowed in the proposed I-1 (light industrial) zoning district, but are allowed in the current I-2 (general industrial):

- Airports
- Government buildings, up to 100,000 square feet, and Recreation Centers up to 30,000 square feet
- Heliports and helistops, unlimited
- Power generation plants
- Railroad freight yards, repair shops and marshalling yards
- Theatres, drive-in motion picture
- Truck stops
- Truck terminals
- Vocational schools
- Utility operations centers
- Warehousing
- Agricultural industries
- Construction and demolition landfills, subject to the regulations of [Section 12.524](#)
- Contractor offices and accessory storage
- Manufacturing (heavy) uses
- Medical waste disposal facilities, as a principal use, subject to [Section 12.525](#)
- Quarries, subject to the regulations of [Section 12.505](#)
- Sanitary landfill, subject to the regulations of [Section 12.507](#)
- Satellite dish farms, subject to the regulations of [Section 12.416](#)
- Solid waste transfer stations, subject to the regulations of [Section 12.526](#)
- Waste incinerators, excluding medical waste incinerators