

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 0.34 acres located on the east side of North Graham Street, south of Cannon Avenue, north of I-85.



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-2 zoning district.

PROPERTY OWNER

Win Graham, LLC

PETITIONER

Win Development, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan* (1996) which recommends industrial uses on this site.

Rationale for Recommendation

- The plan recommends industrial development on this site.
- The petition would expand the existing I-2 zoning from the neighboring northwest and southwest parcels.
- The parcels to the northeast and southeast of the site are zoned I-1 with a mix of existing single-family homes and light industrial uses.

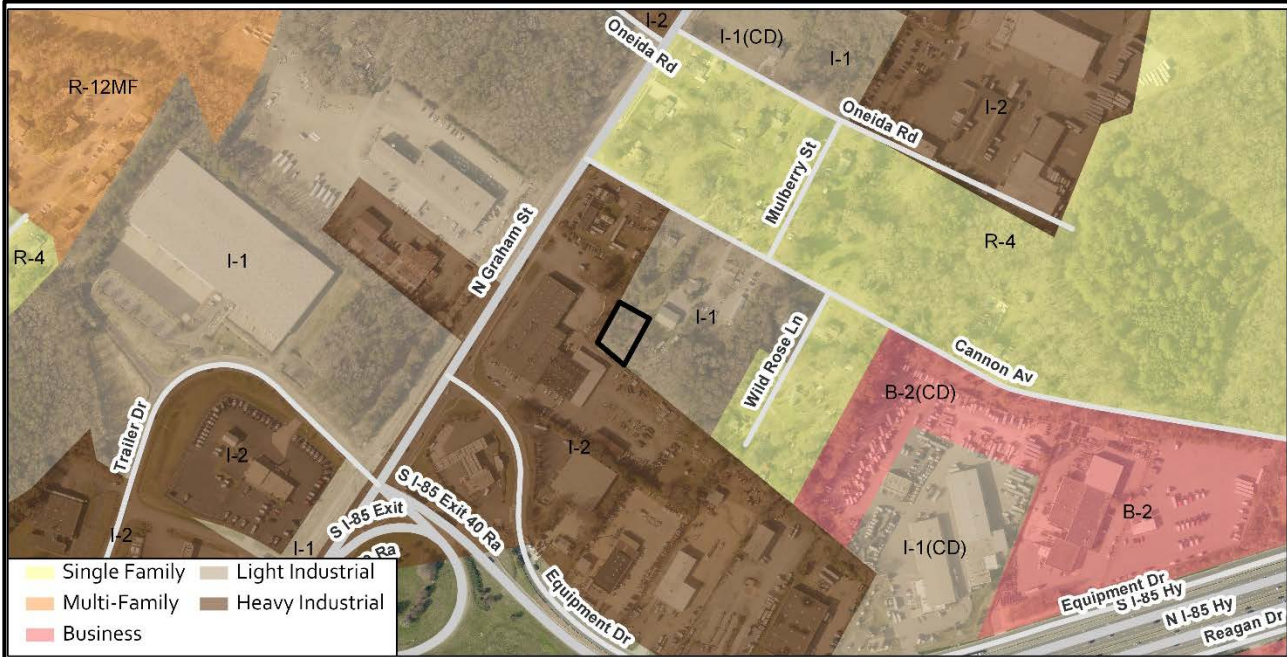
PLANNING STAFF REVIEW

• **Proposed Request Details**

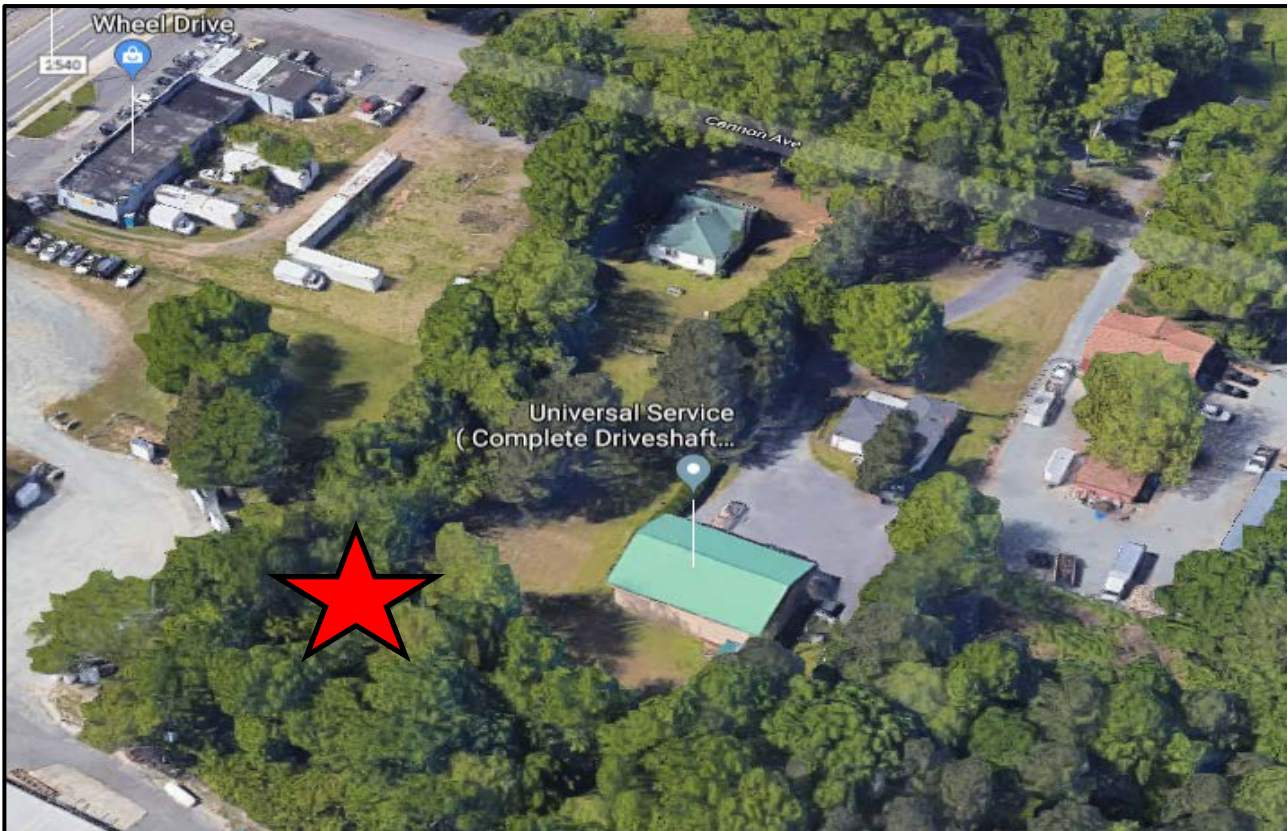
This is a conventional rezoning petition with no associated site plan.

- The petition allows all uses in the I-2 zoning district.

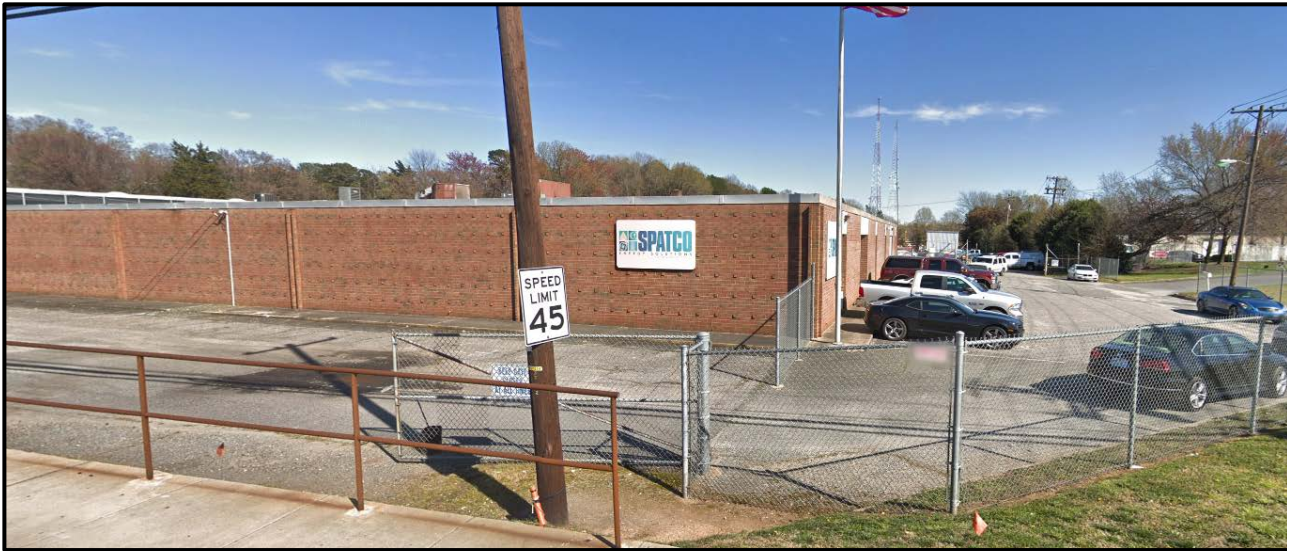
- Existing Zoning and Land Use



The subject property is zoned I-1 and is vacant. The surrounding properties are a mix of single-family homes and light industrial uses.



The subject property is identified by the red star. It is vacant.



The property to the south along Equipment Drive is developed with a light industrial use.



The property to the north along Cannon Avenue is developed by a single-family home in industrial zoning.

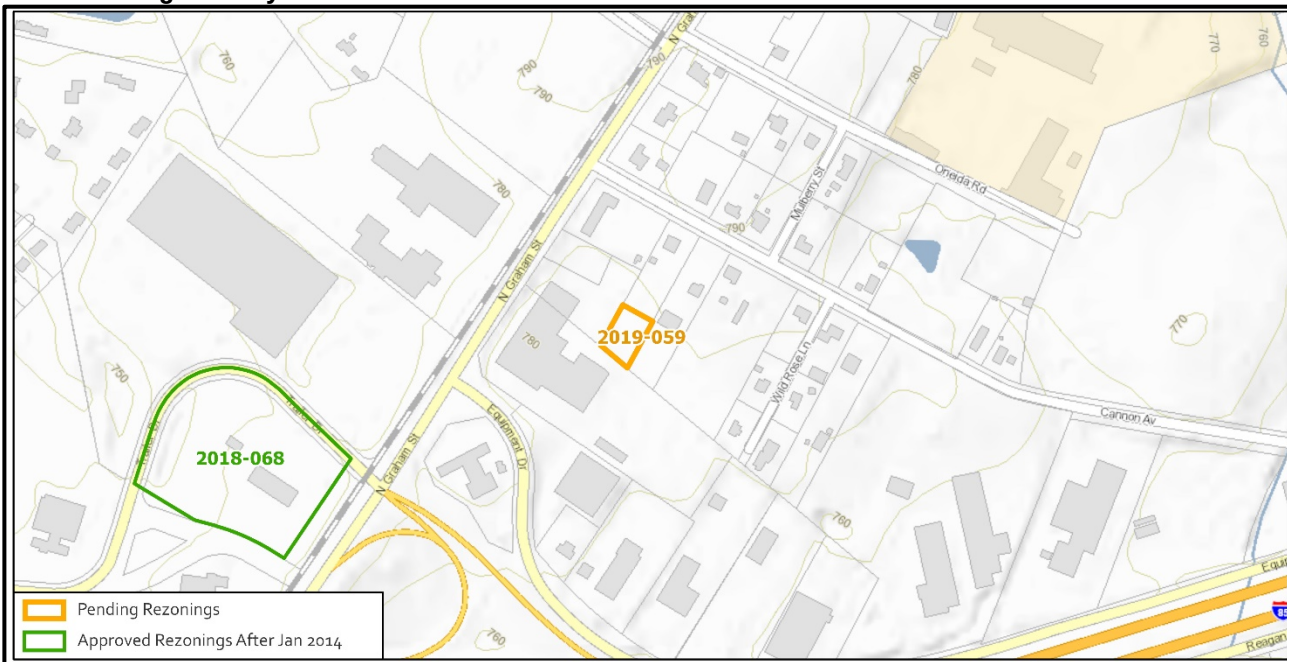


The properties to the west along North Graham Street are developed with retail, auto repair, and light industrial uses.



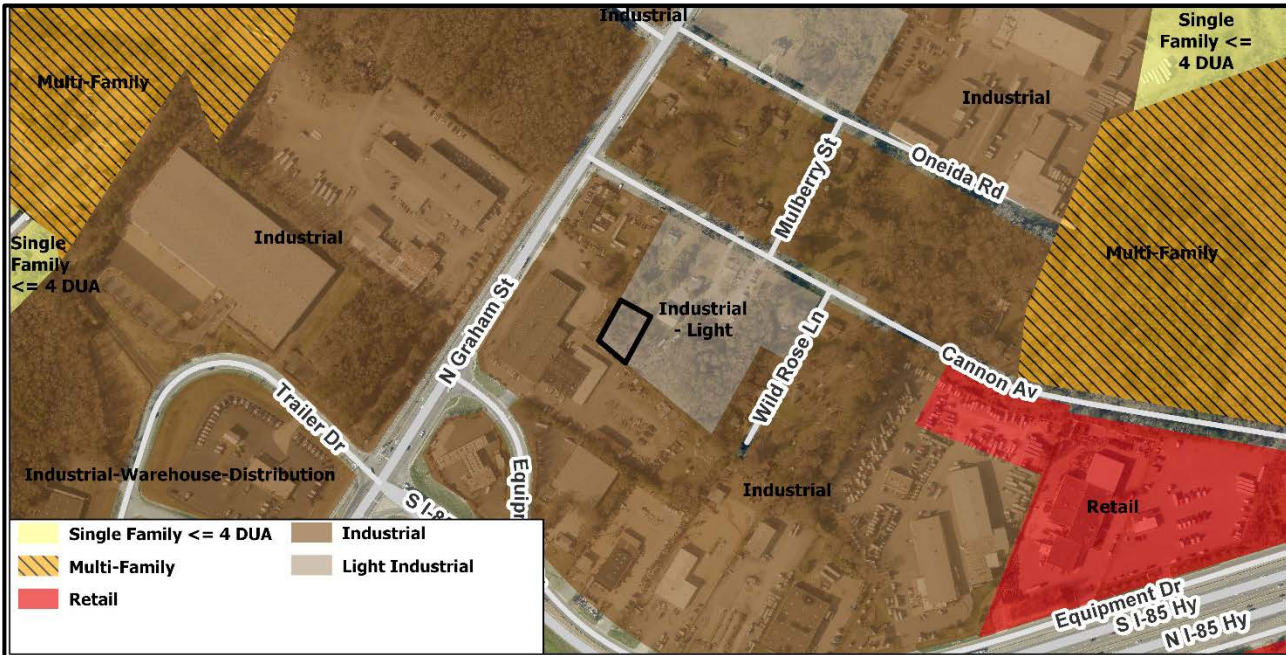
The properties further to the east along Wild Rose Lane are developed with single-family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-068	Rezoned 4.41 acres to allow all uses in the I-2 district	Approved

• Public Plans and Policies



- The adopted policies for this petition are in the *Northeast District Plan* (1996).
- The plan recommends industrial uses on this site.

• TRANSPORTATION CONSIDERATIONS

- The site is the rear portion of a residential property with a driveway on Cannon Avenue. The street currently lacks curb, gutter, and sidewalk. CDOT will work with the petitioner during permitting to determine driveway location and type and to upgrade the streetscape in accordance with city standards.
- No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 50 trips per day (based on 3,400 square feet of warehouse use).
Proposed Zoning: 60 trips per day (based on 5,100 square feet of warehouse use).

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 comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 300 feet north of the rezoning boundary along Cannon Avenue. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 325 feet northeast of the rezoning boundary along Cannon 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:** Ground water Services records indicate a contamination site(s) exist on or within 1,500 feet of the properties included in the petitions.

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225