

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006 -37**

**Property Owner:** Gardner Machinery

**Petitioner:** Charlotte-Mecklenburg Planning Commission

**Location:** Approximately 1.52 acres located south of the intersection of W Brookshire Freeway and Interstate 77

**Request:** I-2, general industrial to I-2CD, general industrial conditional district.

**Note: Staff is requesting a 30-day deferral of this petition.**

### **Summary**

The Charlotte-Mecklenburg Planning Commission seeks to rezone the property located at 700 North Summit Avenue to I-2 CD. The conditional plan restricts the number of industrial uses allowed by-right that are inconsistent with the *West End Land Use and Pedscape Plan*.

### **Consistency and Conclusion**

The recommended I-2 CD zoning is not consistent with the *West End Land Use and Pedscape Plan*. Because of the residential character of the neighborhood, adjacent residential zoning and institutional uses the recommended land use for this site is Multi-Family. However, through negotiations with the property owner assurances will be made to restrict noxious uses while keeping the existing structure in compliance with the zoning ordinance.

### **Existing Zoning and Land Use**

Land use and zoning surrounding this property is primarily single family, multi-family, open space and institutional.

### **Rezoning History in Area**

Recent rezonings in the PED area include 95-32 (O-1CD), 96-42 (NS), 98-47 (B-1CD), 99-31 (O-1CD), 02-95 (O-2 CD), 02-132 (MUDD CD) and 05-96 (NS).

### **Public Plans and Policies**

The *West End Land Use and Pedscape Plan (2005)* is the most recently adopted plan for this area. The Plan recommends multi-family residential use at this location.

## **Proposed Request Details**

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.**

**CATS.**

**Connectivity.**

**Storm Water.**

**School Information.**

### **Outstanding Issues**

**Land Use.**

**Site plan.**