

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.