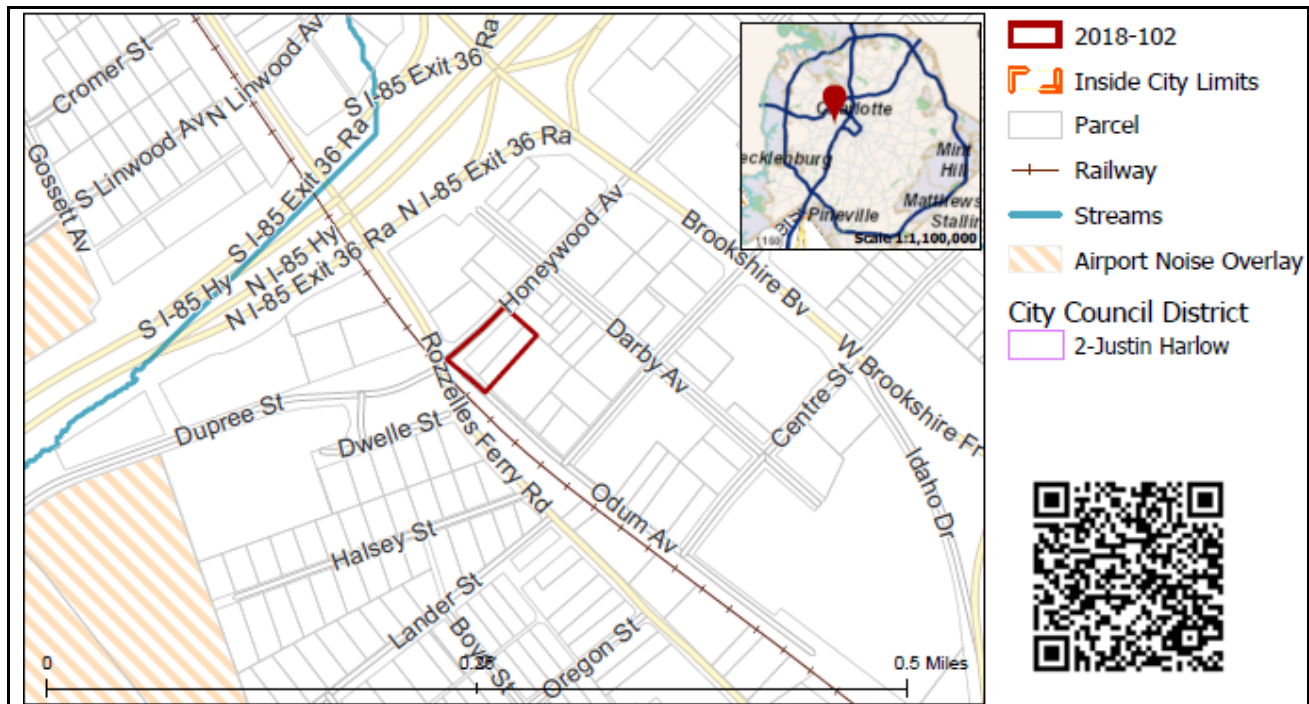


REQUEST

Current Zoning: B-2 (general business)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 0.53 acres located on Odum Avenue, southeast of the intersection of Rozzelles Ferry Road and Honeywood Avenue. (Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-2 (general industrial) zoning district on a parcel that is currently used to park commercial trucks, and located just west of Brookshire Boulevard and south of Interstate 85.

PROPERTY OWNER

Audies Moore

PETITIONER

Audies Moore

AGENT/REPRESENTATIVE

N/A

COMMUNITY MEETING

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 use for this site.

Rationale for Recommendation

- The proposed use is consistent with the adopted land use for the site and surrounding area.
- The area between Odum Avenue and Brookshire Boulevard includes many parcels zoned for industrial uses.
- The properties to the rear of the site include single family homes; however, the required buffers and setbacks in the I-2 zoning district will provide adequate screening and separation.

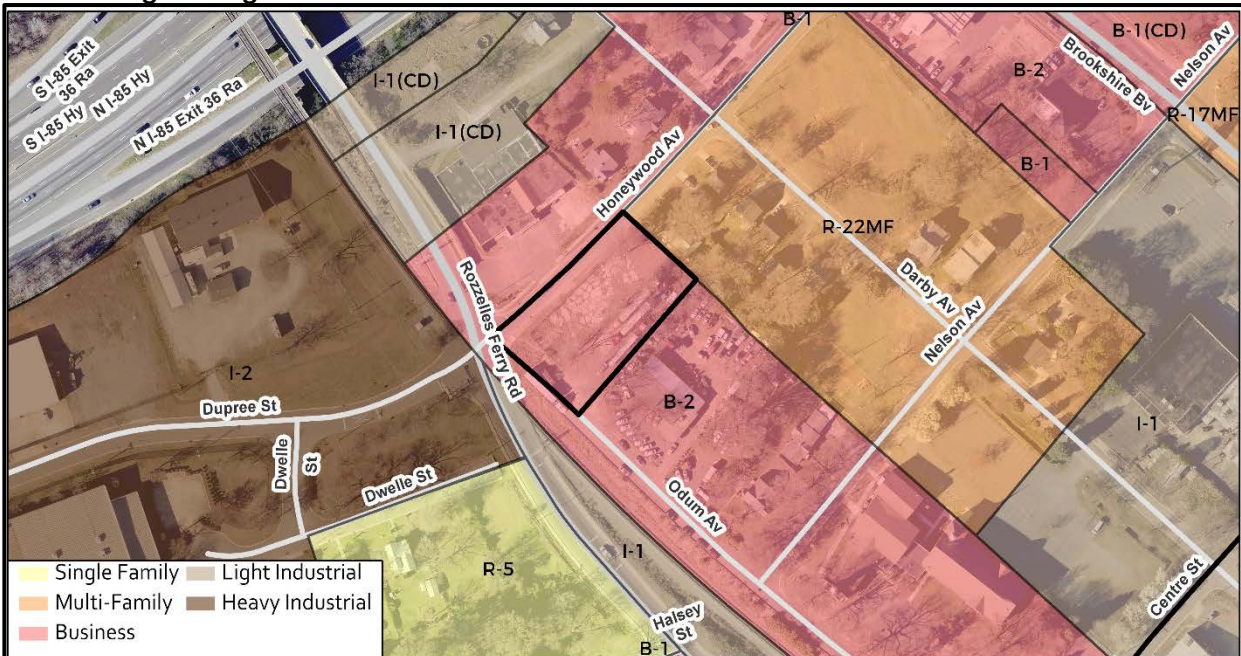
- The size of the site will not accommodate a large industrial user that could have greater impact on residential properties to the rear.
- Across from this site on Odum Avenue are CSX railroad tracks supporting the site's suitability for an industrial use but making the site less attractive for commercial or residential uses.

PLANNING STAFF REVIEW

• Proposed Request Details

- This is a conventional rezoning petition, with no associated site plan. The standards, regulations and uses in the I-2 (general industrial) apply. Uses allowed in the I-2 (general industrial) district include: offices; power generation plants; railroad freight yards, repair shops and marshalling yards; truck stops and truck terminals, vocational schools; utility operations centers; warehousing; outdoor storage, including truck parking; and wholesale establishments.

• Existing Zoning and Land Use



- There is a zoning violation on the subject property, currently used for commercial truck parking. The site is surrounded by a mix of single family homes, institutional, retail and industrial uses in various zoning districts.



The eastern portion of the subject property is used for commercial truck parking.



The western portion of the subject property along Honeywood Avenue is used as a used car/salvage lot.



The property to the east on Odum Avenue is developed with a used car/salvage lot.



The properties to the north along Darby Avenue are developed with single family and multi-family homes.

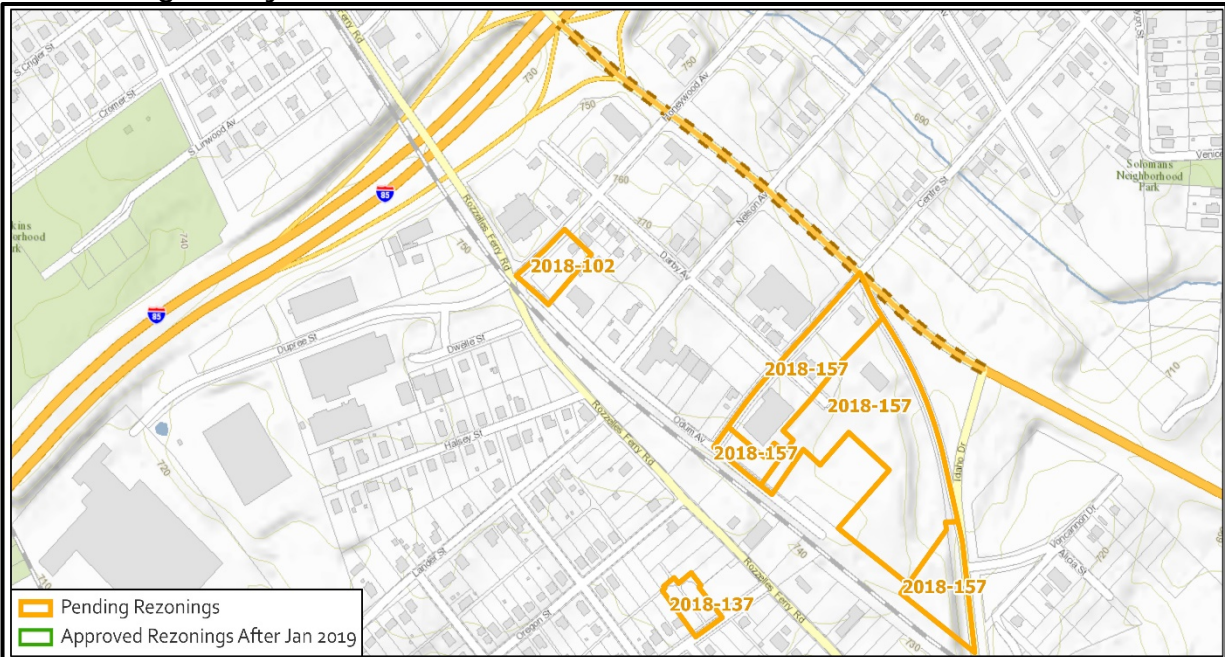


Properties to the south along Halsey Street are developed with single family homes.



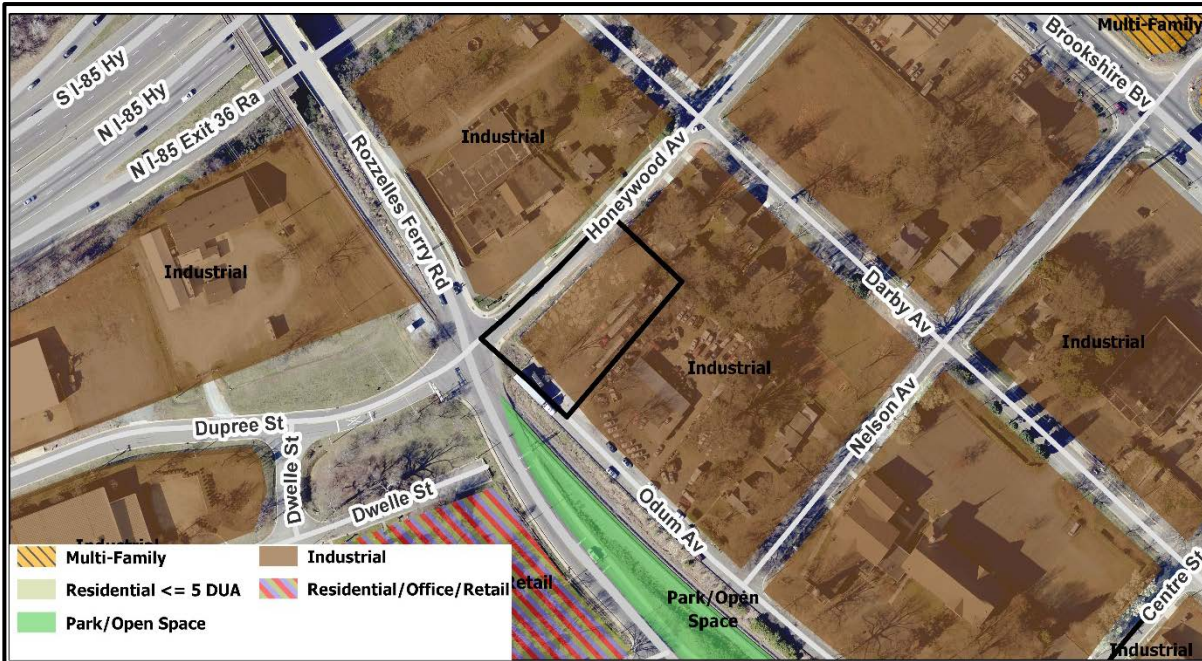
Properties to the west along Dupree Street are developed with industrial uses.

- Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-157	Petition to rezone approximately 9.05 acres to allow all uses in the I-2 (general industrial) zoning district.	Pending
2018-137	Petition to rezone approximately 0.48 acres to B-2(CD) (general business, conditional) to allow 12 multi-family residential units.	Pending

• **Public Plans and Policies**



- The *Central District Plan* (1993) recommends industrial land use for this site and surrounding area.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the end of a dead-end street that currently lacks curb, gutter, and sidewalk. CATS bus route #1 travels along Rozzelles Ferry Road in close proximity to this site, with bus stops 200 feet from the site. During permitting CDOT will work with the petitioner to install curb, gutter, planting strip, and sidewalk to city standards.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: No land use code accurately depicts commercial truck parking (based on application).

Entitlement: 780 trips per day (based on 3,600 square feet of retail).

Proposed Zoning: 10 trips per day (based on 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 Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Odum Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Odum Avenue.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **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.
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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 Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - 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