

REQUEST	Current Zoning: O-2, office Proposed Zoning: I-2(CD), general industrial, conditional
LOCATION	Approximately 0.344 acres located on the northwest corner of Keswick Avenue and Bancroft Street.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to rezone 0.344 acres to allow a warehouse expansion of up to 14,984 square feet for an existing business. The proposed uses are warehousing, manufacturing, and machine shop.
Property Owner	Bancroft/Keswick LLC
Petitioner	Robert E. Mason & Associates Inc
Agent/Representative	Collin Brown
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Fence detail has been provided. 2. Site plan is labeled 2009-024. 3. A note requiring the gate along Bancroft Street to be open during business hours has been added to the site plan. 4. The six-foot buffer along Bancroft Street has been labeled. 5. The dimensions of buffer along Bancroft Street are labeled. 6. The proposed zoning has been changed to I-2(CD) to match rezoning application. 7. Staff requested that the petitioner show parking layout. The petitioner has added a note indicating that the parking requirements will be met utilizing the adjacent property under the same ownership. The petitioner has agreed to provide a cross parking and access easement will be needed. 8. Updated elevations have been provided. 9. No blank expanses of walls will exceed 20-feet. 10. A Solid Waste Management Plan will be submitted prior to initiating land clearing, demolition, and/or construction.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Simmons/Locher</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Howard, Locher, and Simmons</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh</td> </tr> <tr> <td>Recused:</td> <td>Griffith</td> </tr> </table>	Motion/Second:	Simmons/Locher	Yeas:	Allen, Howard, Locher, and Simmons	Nays:	None	Absent:	Rosenburgh	Recused:	Griffith
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ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that the petition is inconsistent with adopted plans. All outstanding issues had been addressed. Staff also noted that petitioner would provide a parking easement with the adjacent parcel to meet the parking requirements.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the Central District Plan and to be reasonable and in the public interest, by unanimous vote of the

Zoning Committee (motion by Commissioner Allen seconded by Commissioner Simmons)

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- An eight-foot planting strip and six-foot sidewalk along Bancroft Street.
- A six-foot landscape buffer along Bancroft Street.
- A decorative fence along the site boundary.
- A new 14,984 square foot warehouse building being added to the site.
- Removal of a non-conforming driveway along Bancroft Street.
- A new loading dock that allows for truck maneuvering internal to the site.
- Glass windows added to break up the building wall along Bancroft Street.

• **Public Plans and Policies**

- The *Central District Plan* (1993) recommends office uses on the subject parcel.
- This petition is inconsistent with the *Central District Plan*; however due to the new buffer standards between residential and industrial districts, in addition to proposed treatments of the building, staff is recommending approval.

• **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326