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| 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. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Central District Plan</i> . However, due to the new buffer standards and improved treatment to the subject property, staff is recommending approval. |
| 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 will be available online when received. |

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.

- **Existing Zoning and Land Use**

The subject parcel is zoned O-2 and currently vacant. The properties to the north and west are zoned I-2 and developed with various industrial structures. The property across Bancroft Street to the east is zoned R-5 and developed with a single family dwelling unit. The property to the south is zoned B-D and developed with a commercial use.

- **Rezoning History in Area**

There have been no rezonings in this area for the last five years.

- **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.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 80 trips per day.

Proposed Zoning: 100 trips per day.

CDOT: Adjust driveway access to correct maneuvering for delivery trucks to prevent maneuvering in the setback and public right-of-way. Petitioner should add a note stating that the gate along Bancroft Street will be open during business hours.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction.

Site Design: The site meets minimum ordinance standards.

OUTSTANDING ISSUES

The petitioner should:

1. Show parking layout.
 2. Provide updated elevations.
 3. Provide fence detail.
 4. Label petition 2009-024 on site plan.
 5. Label building and fence materials.
 6. Address LUESA comments.
 7. Address CDOT comments.
 8. Label six foot buffer along Bancroft Street.
 9. Show dimensions of buffer along Bancroft Street.
 10. Change proposed zoning to I-2(CD) to match rezoning application.
 11. Add conditional note about gate being open during business hours along Bancroft Street.
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Attachments Online at www.rezoning.org

Application
CATS Review
CDOT Review
Charlotte Fire Department Review
Community Meeting Report
LUESA Review
Site Plan
Storm Water Review

Planner: Solomon Fortune (704) 336-8326

