

October 19, 2015

Note: The petitioner is requesting a withdrawal of this petition.

REQUEST	Current Zoning: B-2 (general business) Proposed Zoning: I-2 (general industrial)
LOCATION	Approximately 0.16 acres located on the east side of Odum Avenue near the intersection of Centre Street and Odum Avenue. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses as permitted in the I-2 (general industrial) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	O'Leary Group Business Park, LLC O'Leary Group Waste Systems, LLC Jeff Brown and Keith MacVean/Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The proposed rezoning will allow all uses permitted within the I-2 (general industrial) district. However, due to the size of the parcel and the street classification on which the parcel is located, many of the more intense industrial uses will not be feasible.

- **Existing Zoning and Land Use**

- The site is currently developed with a house built in 1964. The sites located north and east were rezoned in 2012 and 2013 to I-2 (general industrial) and I-2(CD) (general industrial, conditional). Within the immediate area there is a mix of uses including primarily industrial, office/warehouse, retail and undeveloped acreage on properties zoned a variety of districts, as well as a limited amount of residential.

- **Rezoning History in Area**

- Approval of rezoning petition 2013-057 rezoned approximately 1.59 acres on the north side of Odum Avenue between Centre Street and Idaho Drive from I-1 (light industrial) to I-2 (general industrial) to allow all uses as permitted in the I-2 (general industrial) district. Due to the size of the parcel, the street classification on which the parcel is located and the proximity to residential uses, many of the more intense industrial uses would not be feasible.
- Approval of rezoning petition 2012-047 rezoned abutting acreage containing 6.3 acres from I-1 (light industrial) to I-2(CD) (general industrial, conditional) in order to allow a resource recovery center, prohibiting many heavy industrial uses allowed in the I-2 district.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends industrial land uses for this site.
 - This petition is consistent with the *Central District Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The trip generation potential of this site does not change from the existing to the proposed zoning.
- **Charlotte Fire Department:** No comments received.

- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Claire Lyte-Graham (704) 336-3782