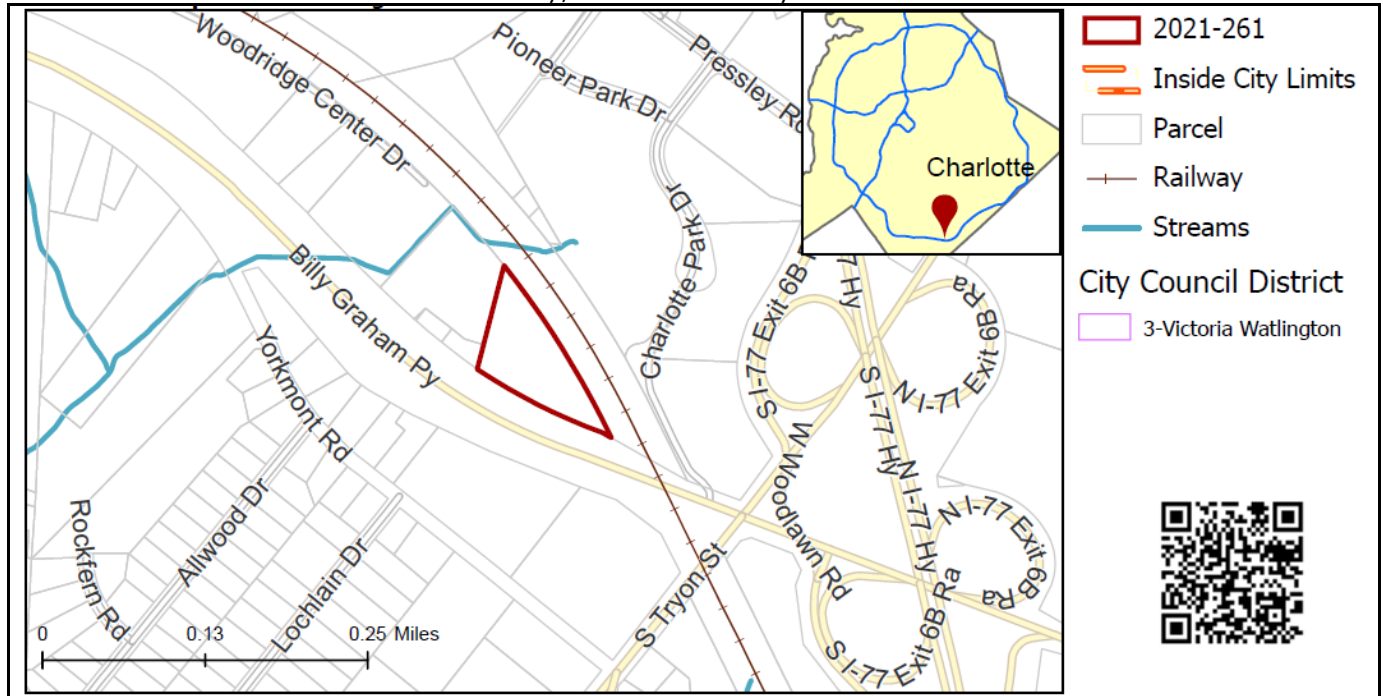


REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 3.5 acres located on the north side of Billy Graham Parkway, west of South Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow some uses in the I-2 zoning district on a parcel that is currently vacant.

PROPERTY OWNER

TNT Real Estate Services, LLC

PETITIONER

Josh Zozosky, TNT Real Estate Services, LLC

AGENT/REPRESENTATIVE

Michael Cox, PTAH Investments

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to land use.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Innovation Mixed Use.

Rationale for Recommendation

- Bound by a vacant lot that is zoned for light industrial uses, the Norfolk Southern Railway, and Billy Graham Parkway, this site is a suitable location for industrial uses and is compatible with the adjacent existing land uses and zoning districts.
- This petition provides development standards notes to prohibit noxious uses and the vast majority of the heavy industrial uses permitted in the I-2 zoning district. Because of the prohibited uses committed to in this petition, the site will be limited to light industrial uses more consistent with the I-1 district as well as a few uses such as contractors' offices with accessory storage which require an I-2 zoning.

- Although this rezoning is more consistent with the Manufacturing and Logistics Place Type, the current Innovation Mixed-Use recommendation allows for light industrial uses such as warehousing and distribution.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Innovation Mixed Use to Manufacturing and Logistics for the site.

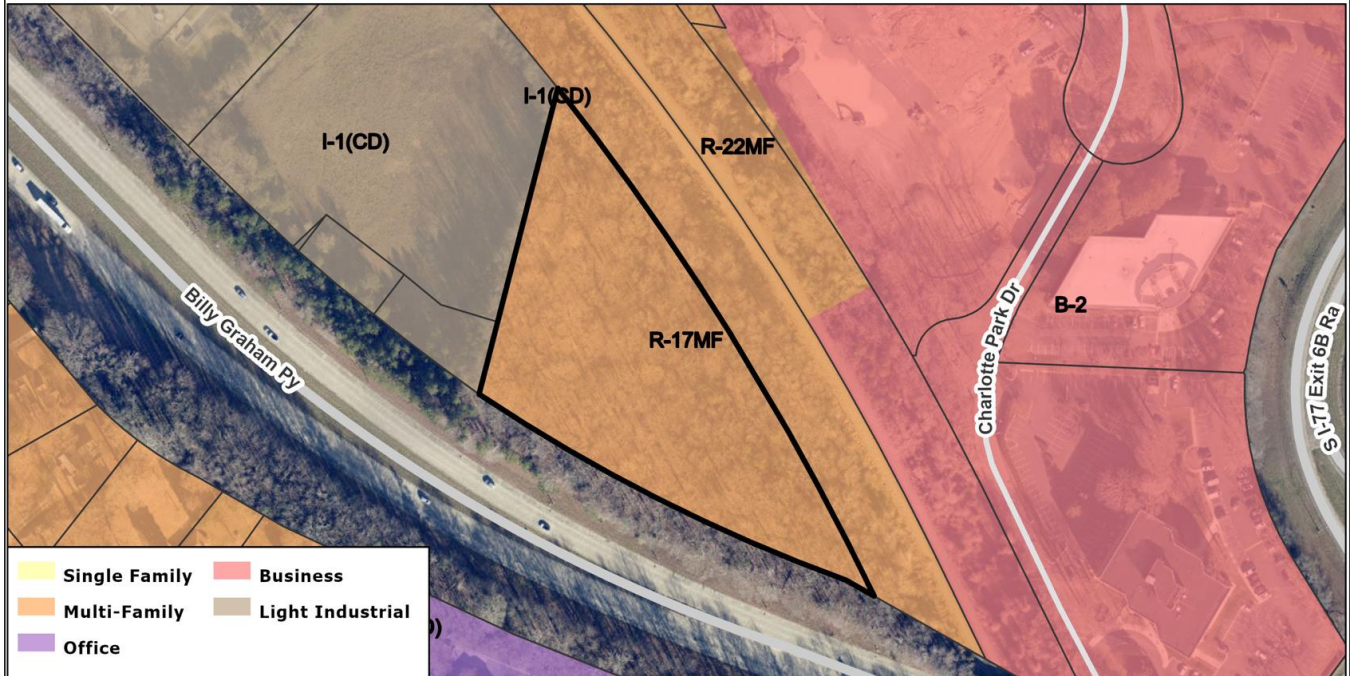
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

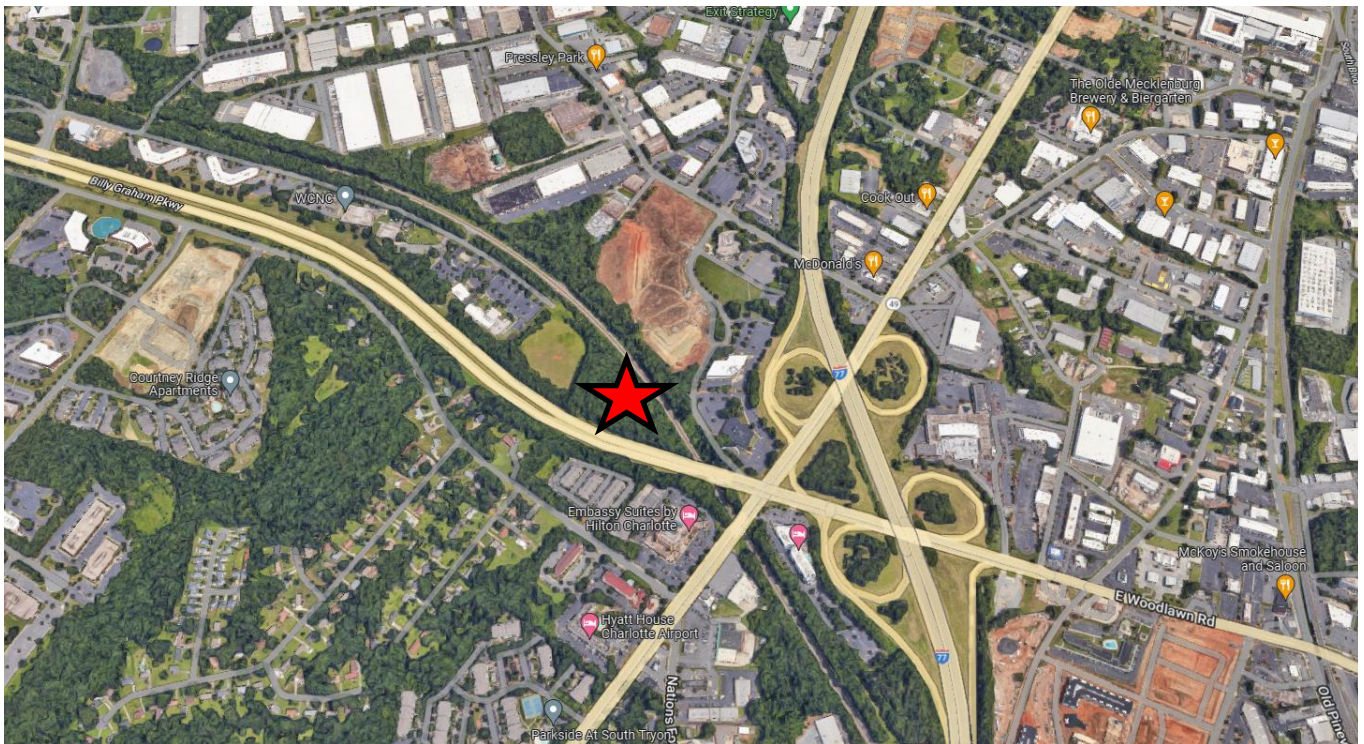
- Prohibits the following uses:
 - Abattoir
 - Adult establishments
 - Amusement, commercial outdoors
 - Animal crematoriums
 - Automobile rentals
 - Automobile service stations
 - Automotive repair garages
 - Car washes
 - Construction and demolition landfills
 - Crematory facilities
 - Foundries
 - Junk yard
 - Medical waste disposal facilities
 - Petroleum storage facilities
 - Quarries
 - Raceways or drag strips
 - Sanitary landfills
 - Truck stops
 - Truck terminals
 - Underground fuel tanks
 - Waste incinerators
- Commits to comply with the Post Construction Stormwater Ordinance, Tree Ordinance, and all buffer and screening requirements for the I-2 zoning district.

- Existing Zoning**



- The site is currently zoned R-17MF and is in an area with I-1(CD), I-2(CD), R-22MF, O-15(CD), and B-2 zoning districts.

Existing Zoning	Translated Zoning	Recommended Place Type
R-17MF (multi-family residential)	N2-B (neighborhood 2, B)	Innovation Mixed-Use



- The subject site is denoted with a red star and is in an area with office, retail, industrial, and residential uses.



- Directly north of the site is the Norfolk Southern Railway and further north along Charlotte Park Drive is a multi-family project under development.



- Directly east of the site is the Norfolk Southern Railway, and beyond the railway are office uses.

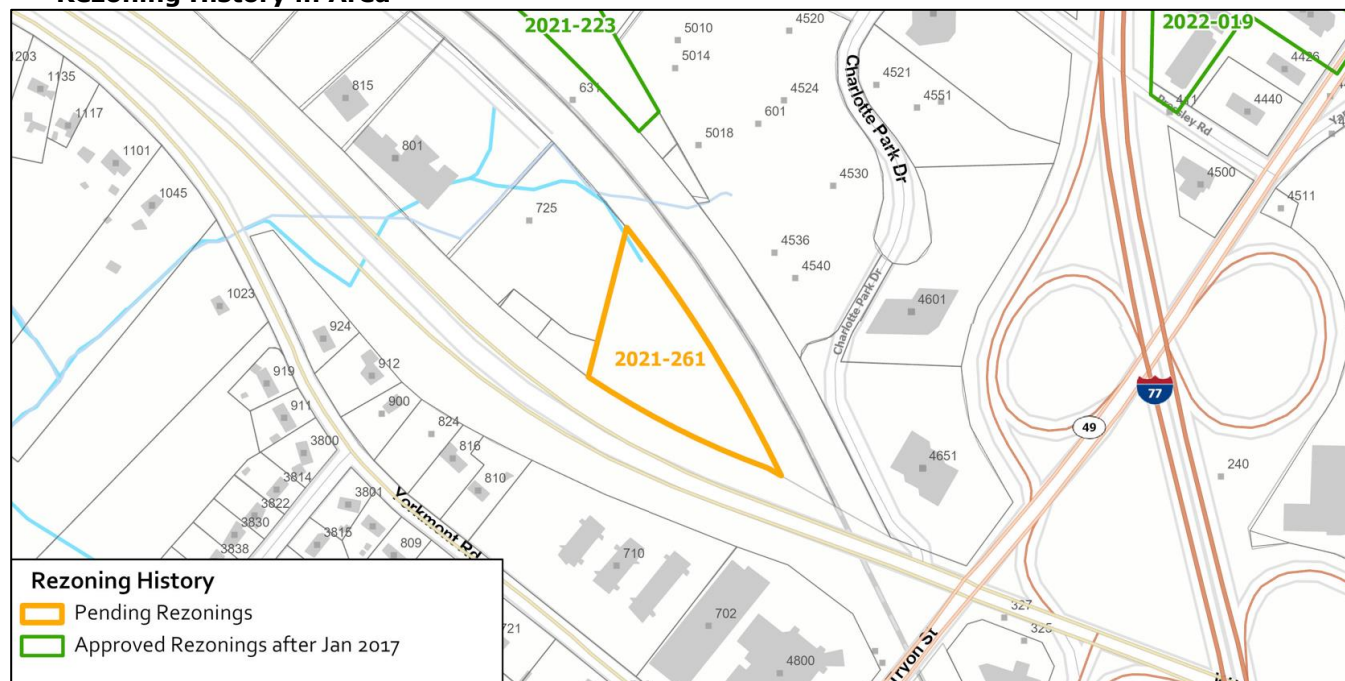


- The site's southern boundary is along Billy Graham Parkway. Along the other side of the parkway are various hotels.



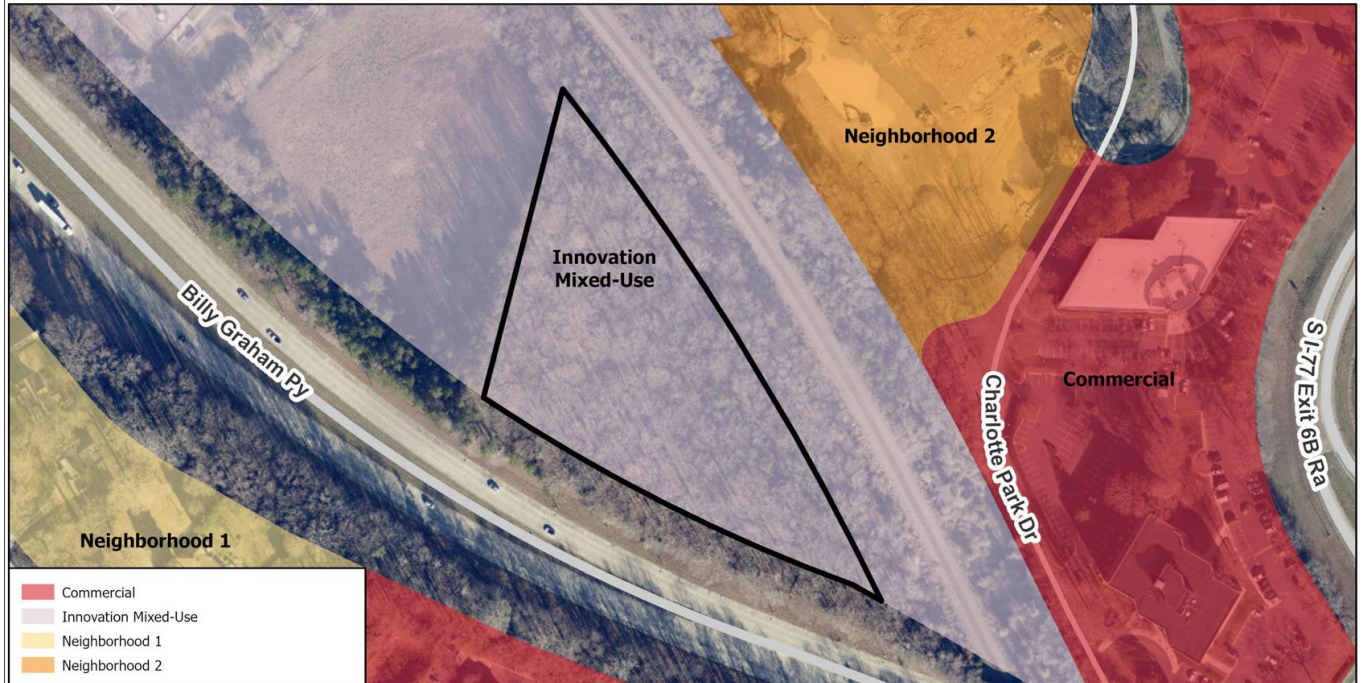
- West of the site is a vacant parcel zoned I-1(CD).

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-223	Rezoned 2.39 acres from R-22MF to I-2(CD).	Approved
2022-019	Rezoned 3.74 acres from B-2 to TOD-NC	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Innovation Mixed-Use.
- **TRANSPORTATION SUMMARY**
 - The site is on Billy Graham Parkway, a State-maintained Expressway West of South Tryon Street, a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
 - **Active Projects:**
 - There are no active projects near the site.
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (the site is vacant).
 - Entitlement: 235 trips per day (based on 59 multi-family units).
 - Proposed Zoning: 70 trips per day (based on 3.5 acres of I-2 uses).

DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Land Use

1. Add "recreational services" to the list of prohibited uses.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902