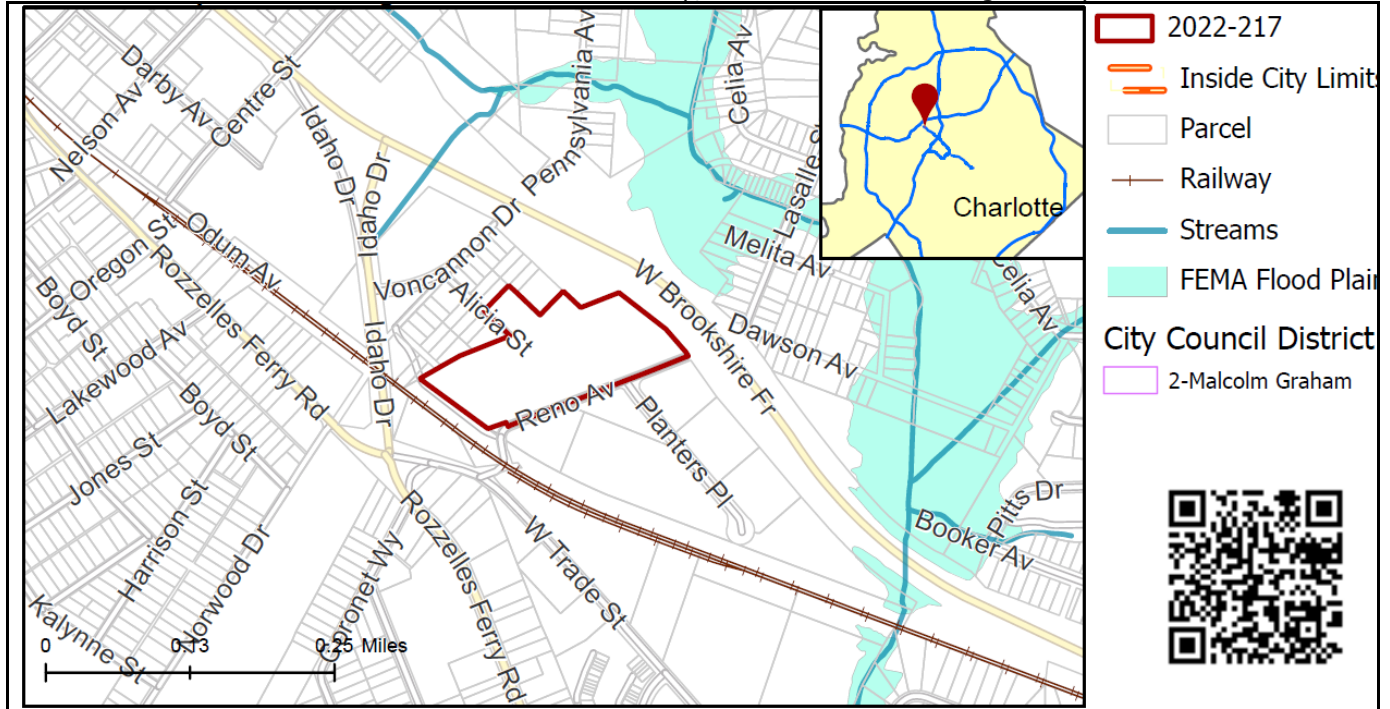


**REQUEST**

Current Zoning: ML-2 (Manufacturing & Logistics)  
Proposed Zoning: IC-2 (Institutional Campus)

**LOCATION**

Approximately 9.22 acres located north of Reno Avenue, west of Brookshire Freeway, and east of Venice Knights Way.



**SUMMARY OF PETITION**

The petition proposes to allow uses permitted in the IC-2 district on a property currently developed with Mecklenburg County facilities.

**PROPERTY OWNER**

Mecklenburg County

**PETITIONER**

Mecklenburg County

**AGENT/REPRESENTATIVE**

Matt Jones, Jones Civil Design, P.C.

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

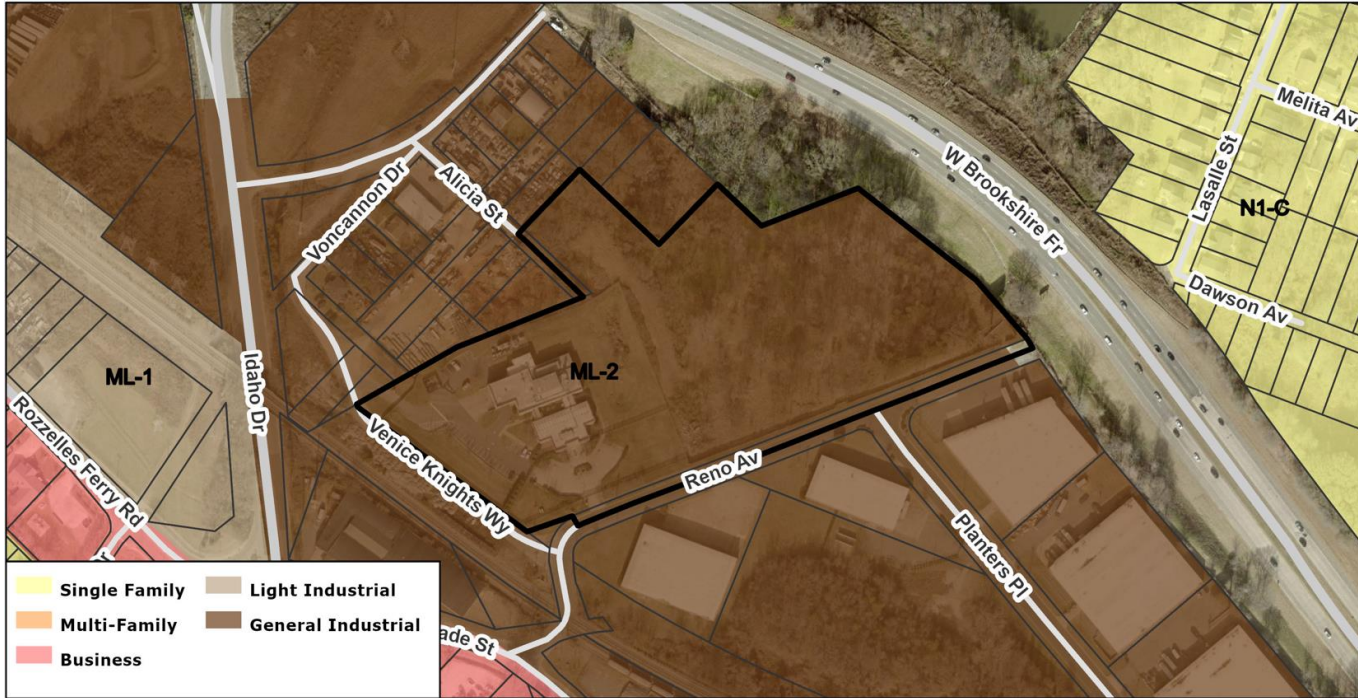
- The site is partially developed with the Mecklenburg County Medical Examiner’s Office. The petition would allow other county services to be located on the property.
- The site and all adjacent parcels are currently zoned ML-2. The uses allowed under the proposed IC-2 district are fewer and less noxious than those permitted in ML-2.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse & Resilient Economic Opportunity
  - 10: Fiscally Responsible



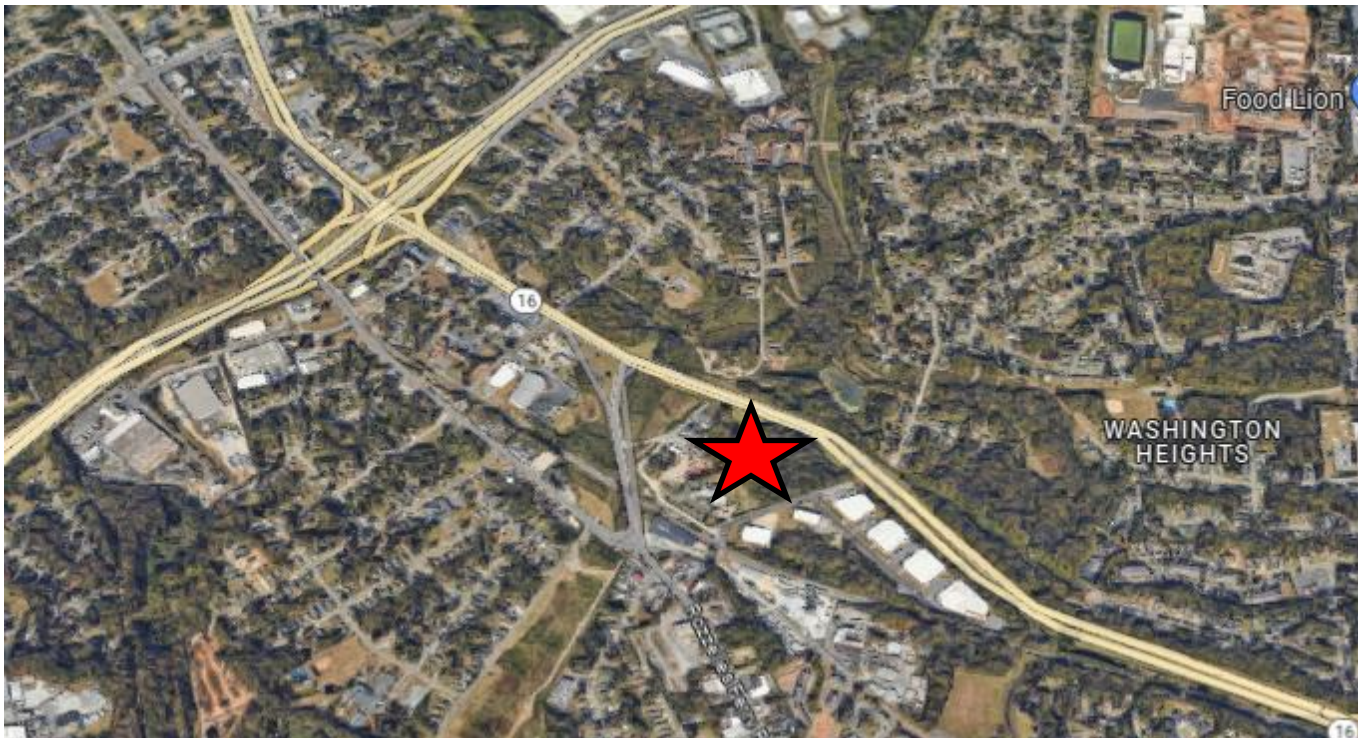
The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Innovation Mixed-Use Place Type to Campus Place Type for the site.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The site and most of the immediate area is zoned ML-2.



The site, marked by a red star, is surrounded primarily by industrial uses.





Streetview of the site from Brookshire Freeway, which is located immediately north of the site.



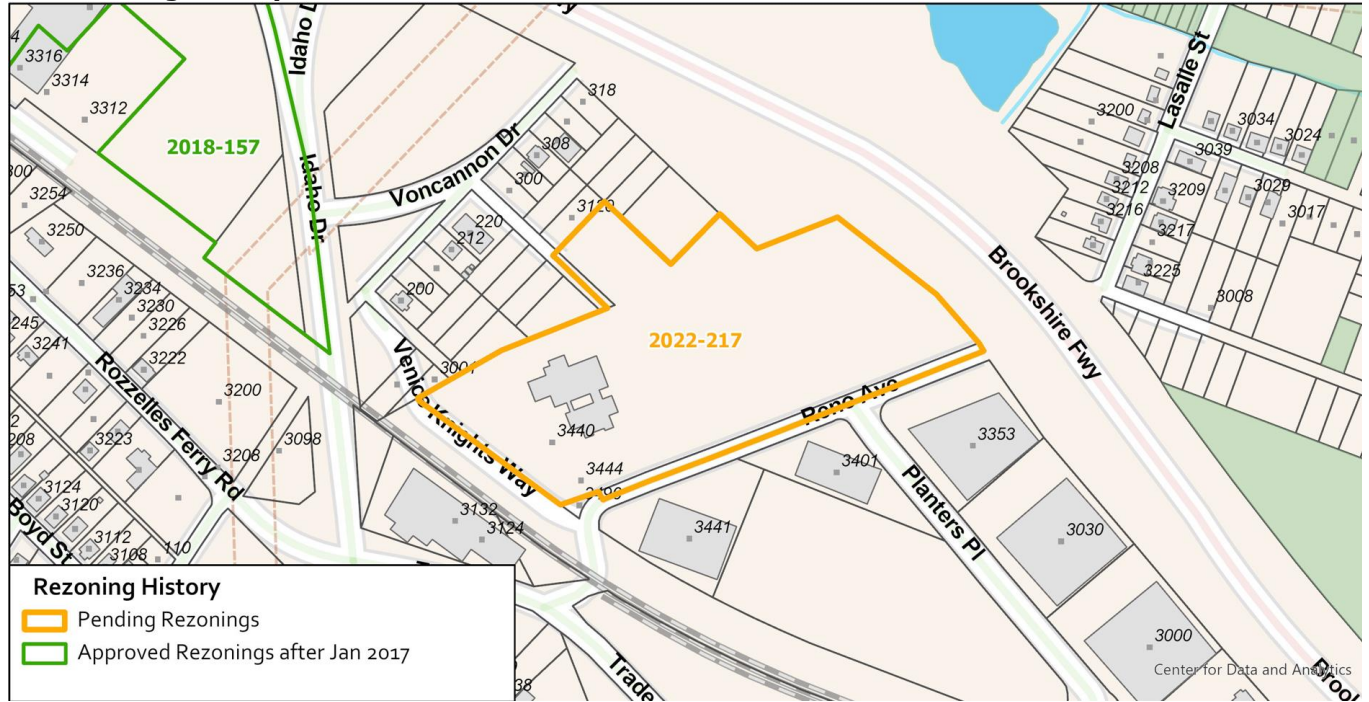
Streetview of industrial uses to the south and east of the site along Reno Avenue and Planters Place.



Streetview of the railroad and industrial uses to the west of the site.

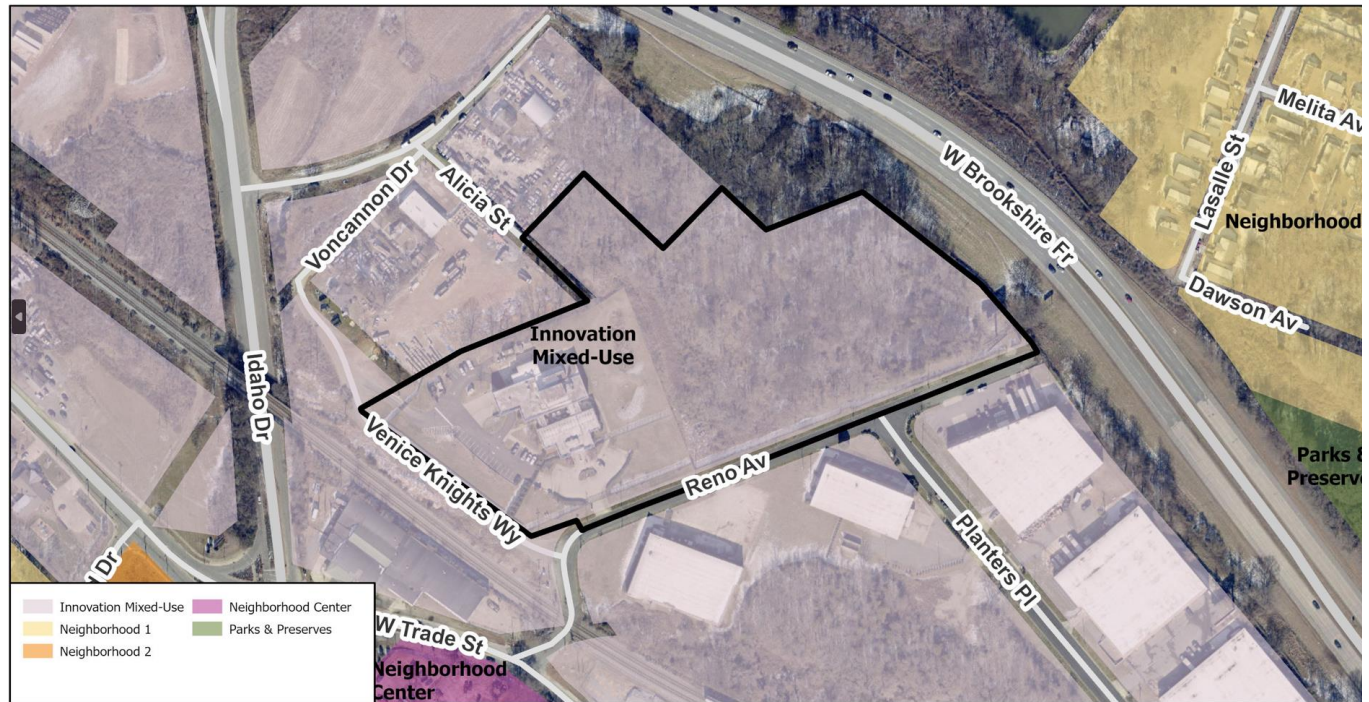


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-157	Petition to remove conditions from on I-2(CD) plan to rezone to I-2 conventional.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Innovation Mixed Use place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Venice Knights Way, a privately maintained street, and Reno Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. 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:**
- 3052 Rozzelles Ferry Road
  - Commercial project adding parking and storage located at 3052 Rozzelles Ferry Road
- Duke Energy Lakewood Tie Station
  - Commercial project repaving and striping of existing parking lot. Installation of internal fence to separate the building/parking from the electrical substation. Adding an access drive to facilitate movement from the east side of the building to the west side of the building. Located at 435 Norwood Drive.
- Oleary Operations Center
  - Commercial project including paving of existing gravel lot across Centre Street. The project is located at the intersection of Norwood Drive and Rozzelles Ferry Road
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 245 trips per day (based on 16,593 SF office).
    - Entitlement: 670 trips per day (based on 398,575 SF warehouse).
    - Proposed Zoning: Unknown trips per day (based on too many uses to determine).

- **DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located on Reno Ave. and an existing 8-inch water distribution main located on Reno Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located on Reno Ave. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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.

---

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908