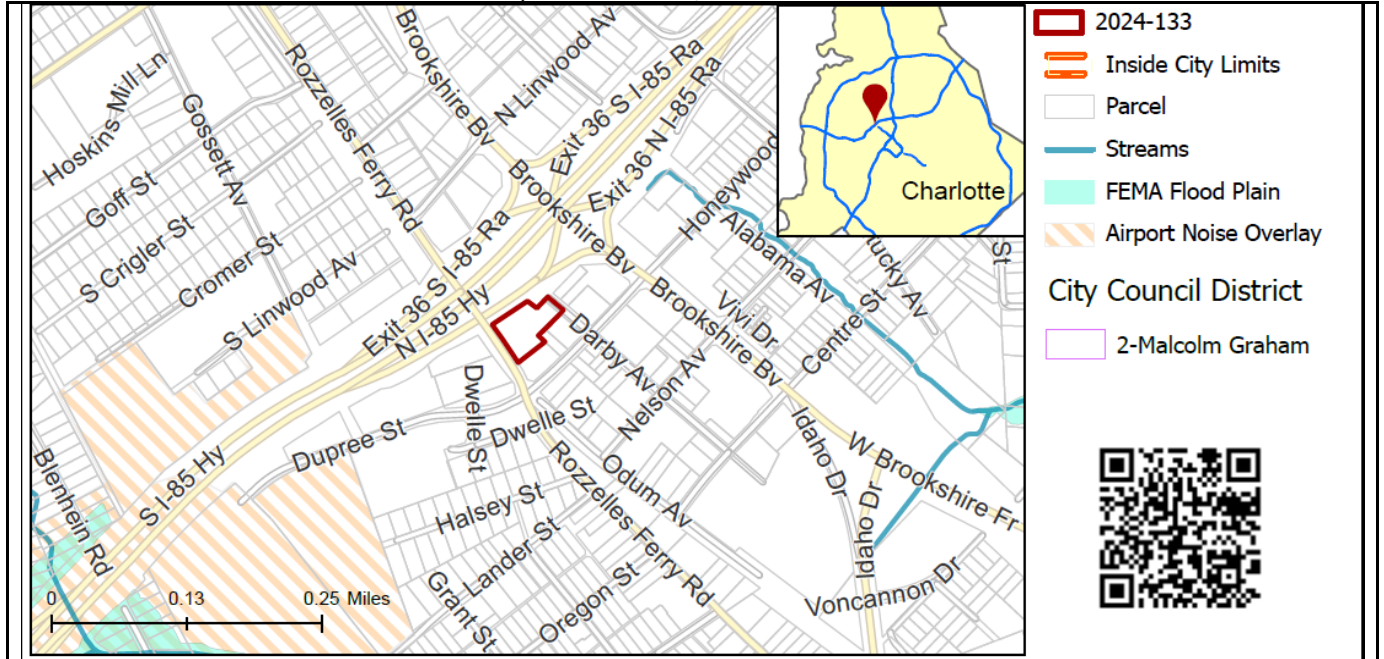


**REQUEST**

Current Zoning: I-1(CD) (Light Industrial, Conditional)  
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics-1, Conditional)

**LOCATION**

Approximately 1.16 acres located east of Rozzelles Ferry Road, north of Honeywood Avenue, and west of Brookshire Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow most uses permitted by-right and under prescribed conditions in the ML-1 zoning district while prohibiting several uses on a parcel that is currently developed with a commercial building.

**PROPERTY OWNER**

3608 Rozzelles Ferry Rd, LLC

**PETITIONER**

Kenjoh Outdoor Advertising

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen

**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.

Plan Consistency

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

Rationale for Recommendation

- The petition site is currently light industrial, a zoning district from the legacy ordinance. A rezoning to ML-1 would bring the site up to date with the current UDO without increasing intensity.
- The UDO prescribes automatic triggers for landscape yards that could provide buffering to the adjacent Neighborhood 1 uses.
- The ML-1 zoning district accommodates light industrial uses, including warehousing, distribution, and logistics. These uses are compatible with the site's proximity to ML-2 and ML-2(CD) districts, allowing for a consistent pattern of development.

- The ML-1 zoning district is designed for light industrial uses and can allow for a transition between more intense industrial uses, such as those allowed in ML-2 zoning district and the surrounding General Commercial zoning district.
- The site is in close proximity to Interstate-85 allowing efficient access of large trucks typical of M&L uses.
- The subject property is not within the Uptown or City Center and the site is served by an arterial and abuts an existing rail corridor.

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

**PLANNING STAFF REVIEW**

• **Background**

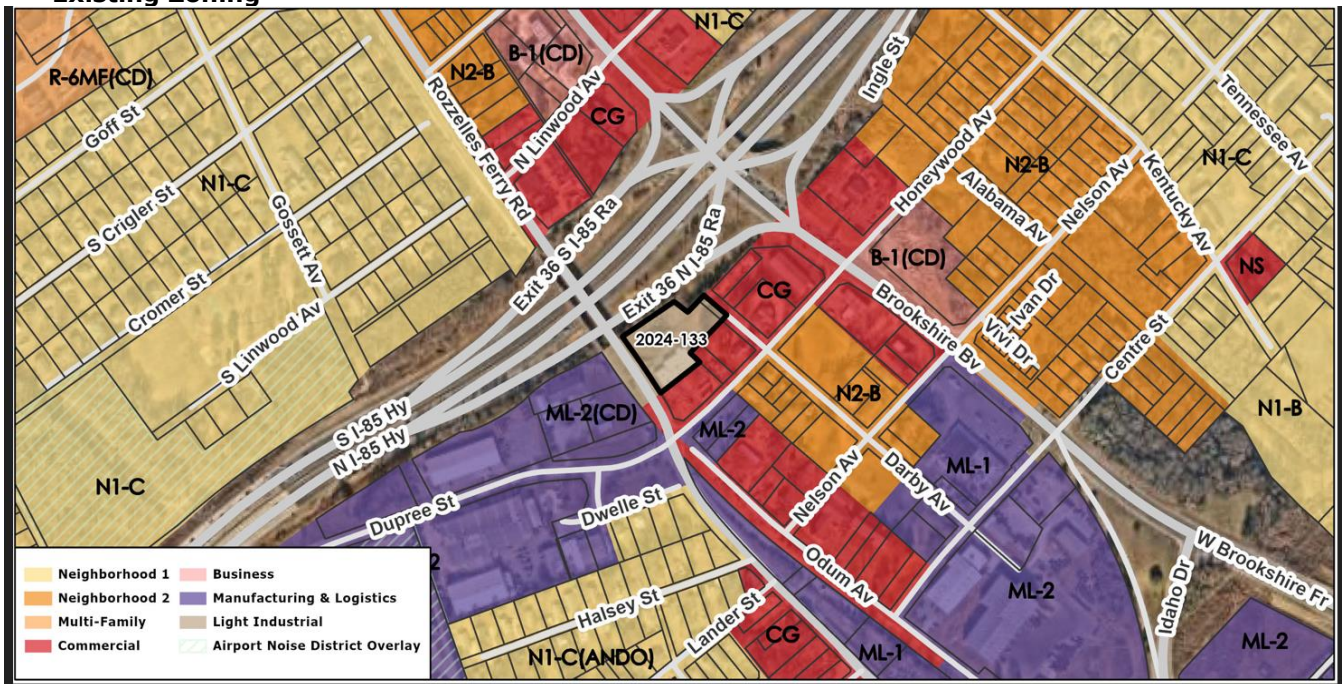
- The site was rezoned in 1988 from B-2 to I-1 (CD) to allow for all uses permitted by-right in the I-1 zoning district except for billboard advertising.

• **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the ML-1 zoning district except for Adult Electronic Gaming Establishments; Adult uses; Amusement Facility – Outdoor; Employment/Labor Service Agency; Kennel; Vehicle Auction Facility; Recycling Collection Center; Truck Stop; Vehicle Operations Facility, and temporary uses – Mobile Car Wash.

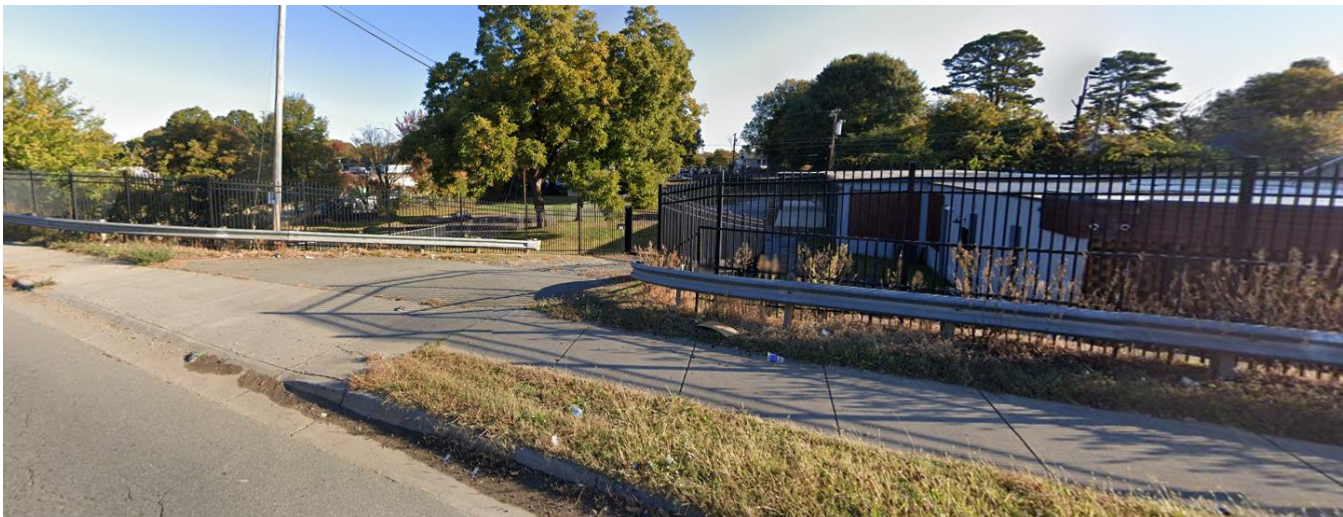
• **Existing Zoning**



- The site is currently zoned I-1(CD) and the surrounding area is zoned CG (General Commercial), ML-2(CD) (Manufacturing & Logistics-2, Conditional), and N2-B (Neighborhood 2-B).



- The site (denoted by a red star) and its immediate vicinity is comprised of industrial uses to the south, commercial uses to the north, and residential uses to the east.



- The petition site is currently used as a pet crematory.



- North of the site is a funeral home and hotel.



- East of the site are single-family homes.

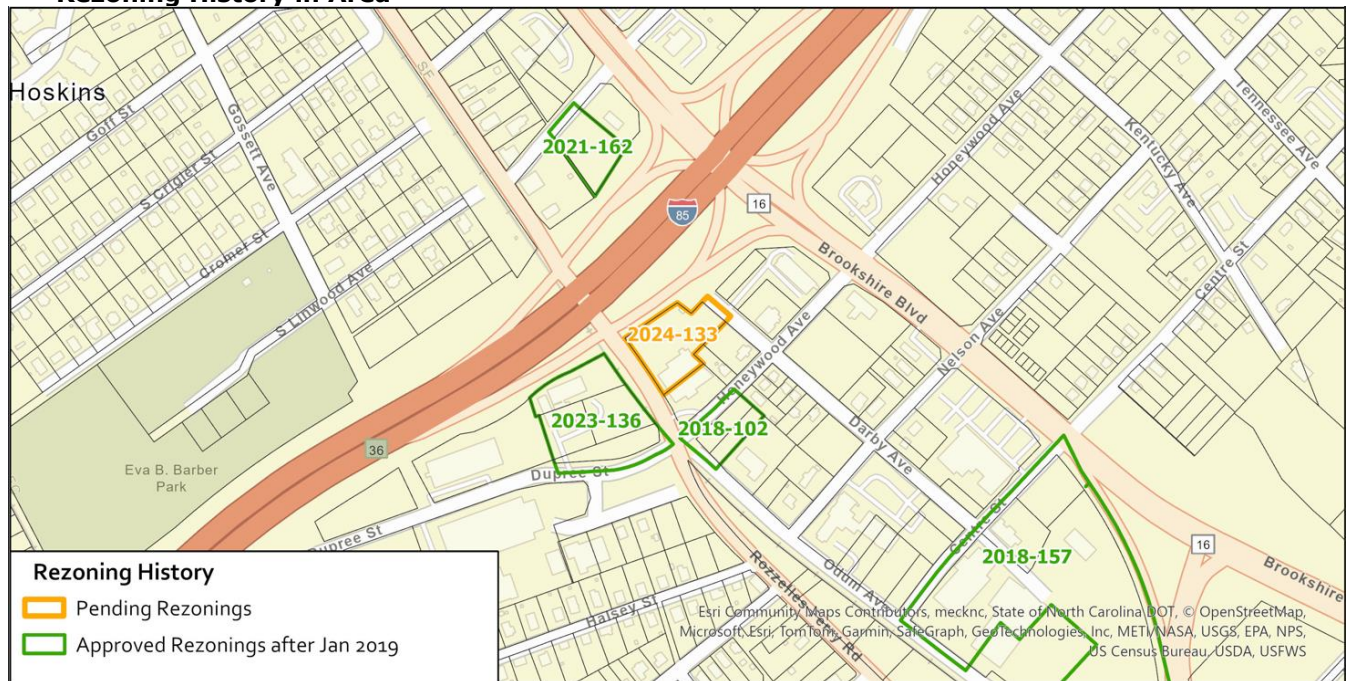


- South of the site are industrial uses.



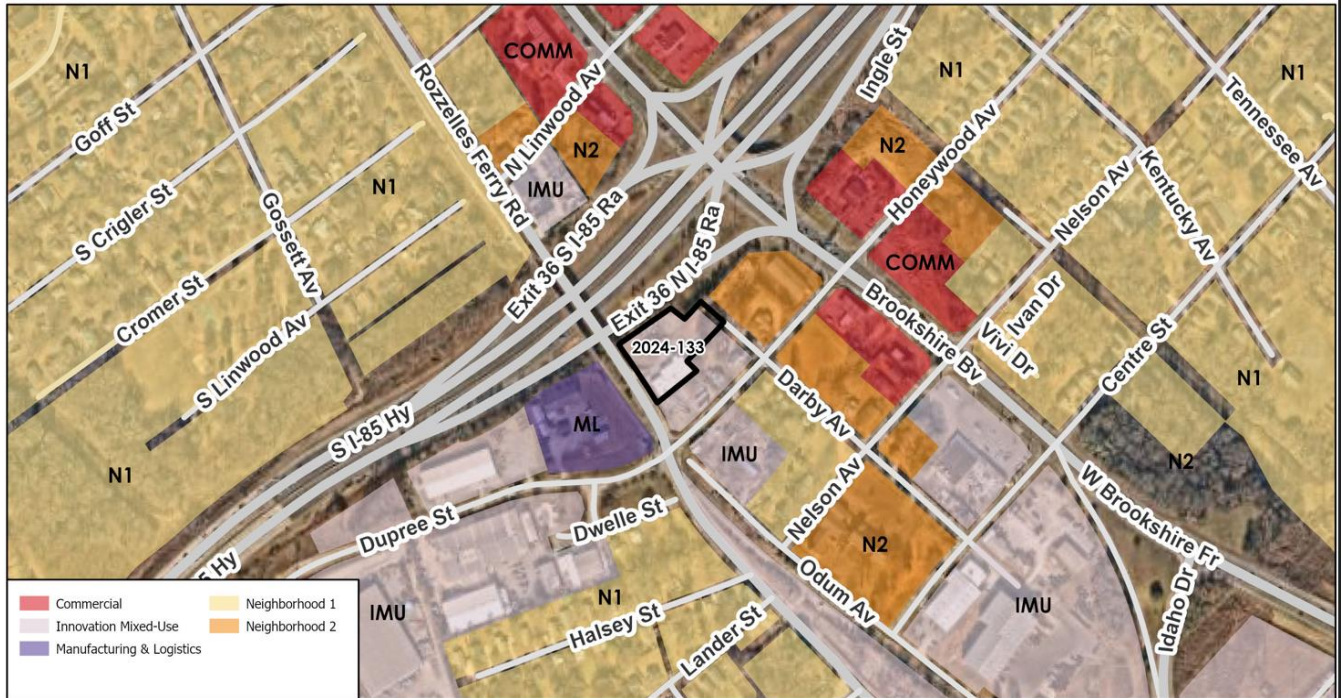
- West of the site is I-85.

• **Rezoning History in Area**



| Petition Number | Summary of Petition   | Status   |
|-----------------|---|----------|
| 2018-102        | Rezoned 0.53 acres from B-2 to I-2 to allow all uses in the I-2 zoning district.                        | Approved |
| 2018-157        | Rezoned 9.05 acres from I-1, I-2, I-2(CD), and B-2 to I-2 to allow all uses in the I-2 zoning district. | Approved |
| 2021-162        | Rezoned 0.73 acres from R-22MF to B-2 to allow for all uses allowed in the B-2 zoning district.         | Approved |
| 2023-136        | Rezoned 2.26 acres from ML-2 to ML-2(CD) to allow for a vehicle repair facility.                        | Approved |

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Innovation Mixed-Use Place Type.

• **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Rozzelles Ferry Road, a city-maintained minor arterial and Darby Avenue, a city-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- TIP - I-85 & Brookshire Blvd. (NC 16) Interchange
  - Project Limits: Interchange
  - TIP Number: I-6020
  - Advanced Project Description: Conversion of existing interchange to diverging diamond interchange.
  - ROW Year: Undetermined
  - Construction Year: Undetermined

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 199 trips per day (based on pet crematory land use).

Entitlement: 53 trips per day (based on warehouse land use).

Proposed Zoning: Trip generation will be calculated during permitting based on the specific square footage of uses proposed

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **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:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Rozzelles Ferry Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Rozzelles Ferry Rd. No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Stuart Valzonis (704)353-1930