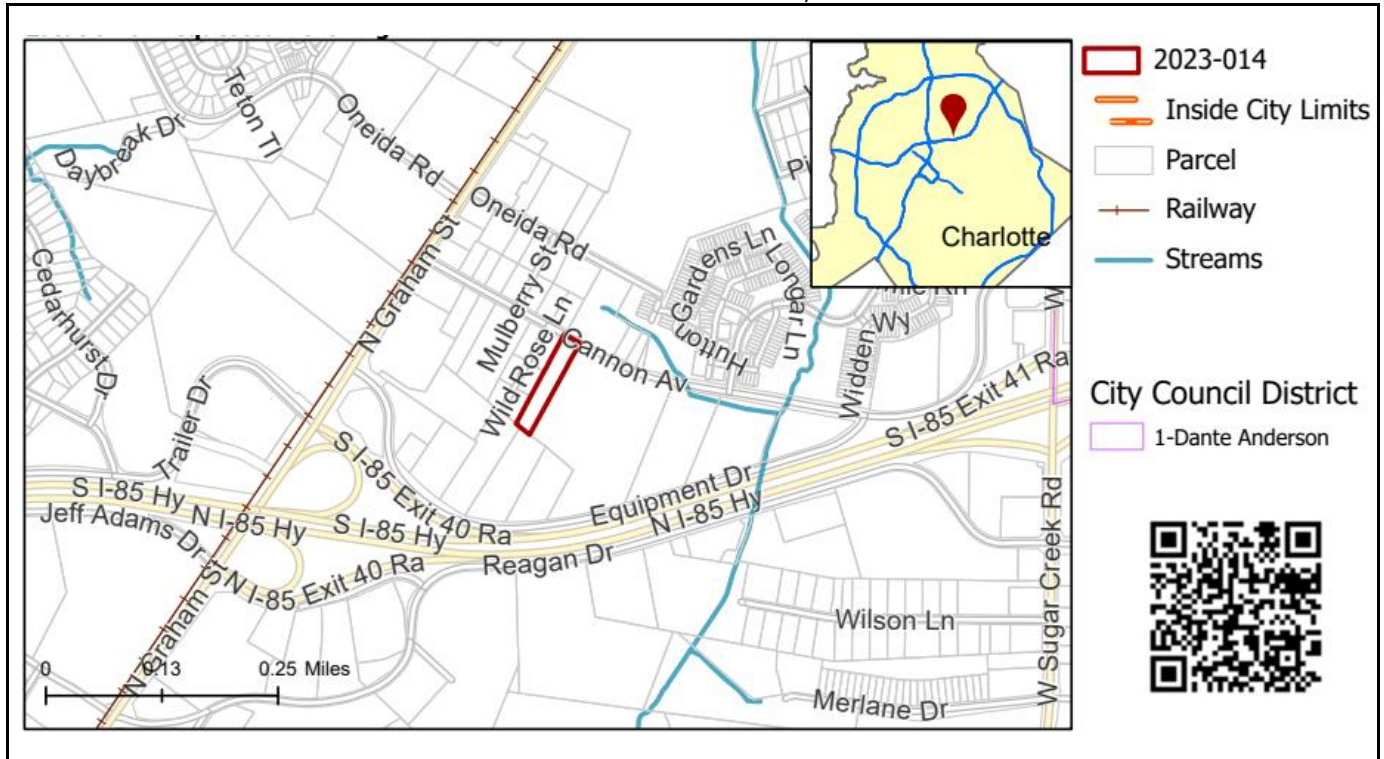


**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: B-2(CD) (general business, conditional)

**LOCATION**

Approximately 1.29 acres located on the south side of Cannon Avenue, east of North Graham Street, and north of Interstate 85.



**SUMMARY OF PETITION**

The petition proposes to allow off-street parking that will be utilized as accessory off-street parking for the uses on the site.

**PROPERTY OWNER**

Arnold G. Carroll

**PETITIONER**

Charlotte Truck Center, Inc.

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw, P.A.

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 6

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The uses proposed by this petition though not consistent with the Policy Map recommendation, would offer a better transition from the surrounding uses to the existing single-family properties adjacent to the proposed site.
- This petition contributes to the goals of the Comprehensive Plan to mitigate the condition of industrial uses adjacent to residential uses.
- This petition offers to provide sensitivity to the adjacent sites by proposing a 75-foot Class B buffer along the western boundary of the site.

- The petition proposes streetscape improvements on its frontage along Cannon Avenue, to include an 8-foot planting strip and 6-foot sidewalk.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:<sup>[DP1]</sup>
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Commercial Place Type for the site.

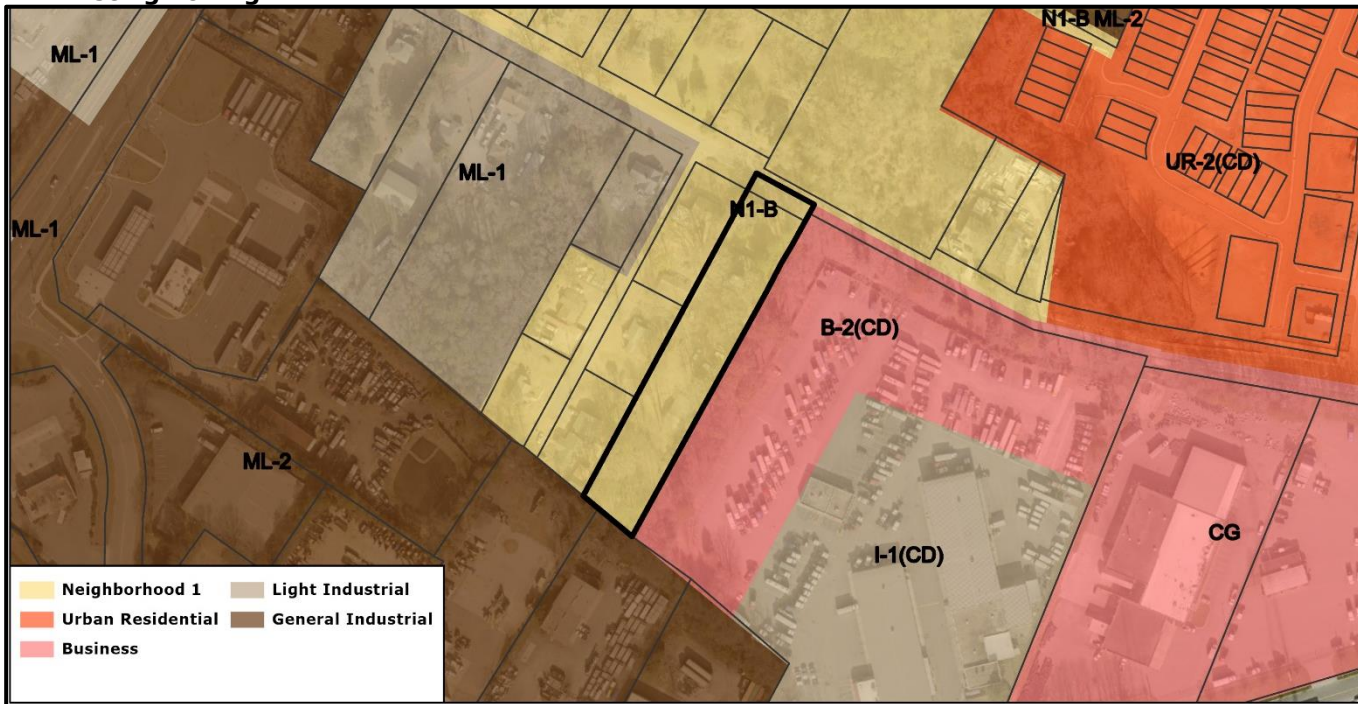
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows off-street accessory parking for the uses located on the adjacent site. Off-street parking includes customer parking, employee parking and the parking of inventory vehicles only.
- No principal or accessory buildings may be developed on the site.
- Vehicular access to Cannon Avenue is not allowed.
- Provides an 8-foot planting strip and 6-foot sidewalk along Cannon Drive.
- Provides a 75-foot Class B buffer along the western boundary of the site.

• **Existing Zoning**



- The surrounding uses include light industrial, single family, multi-family, and commercial uses.



The site is denoted by a red star.



The property to the south along Equipment drive is developed with industrial/distributive uses.



The property to the west along Wild Rose Lane is developed with single family homes.



The property to the east along Equipment Drive is the Charlotte Truck Center.



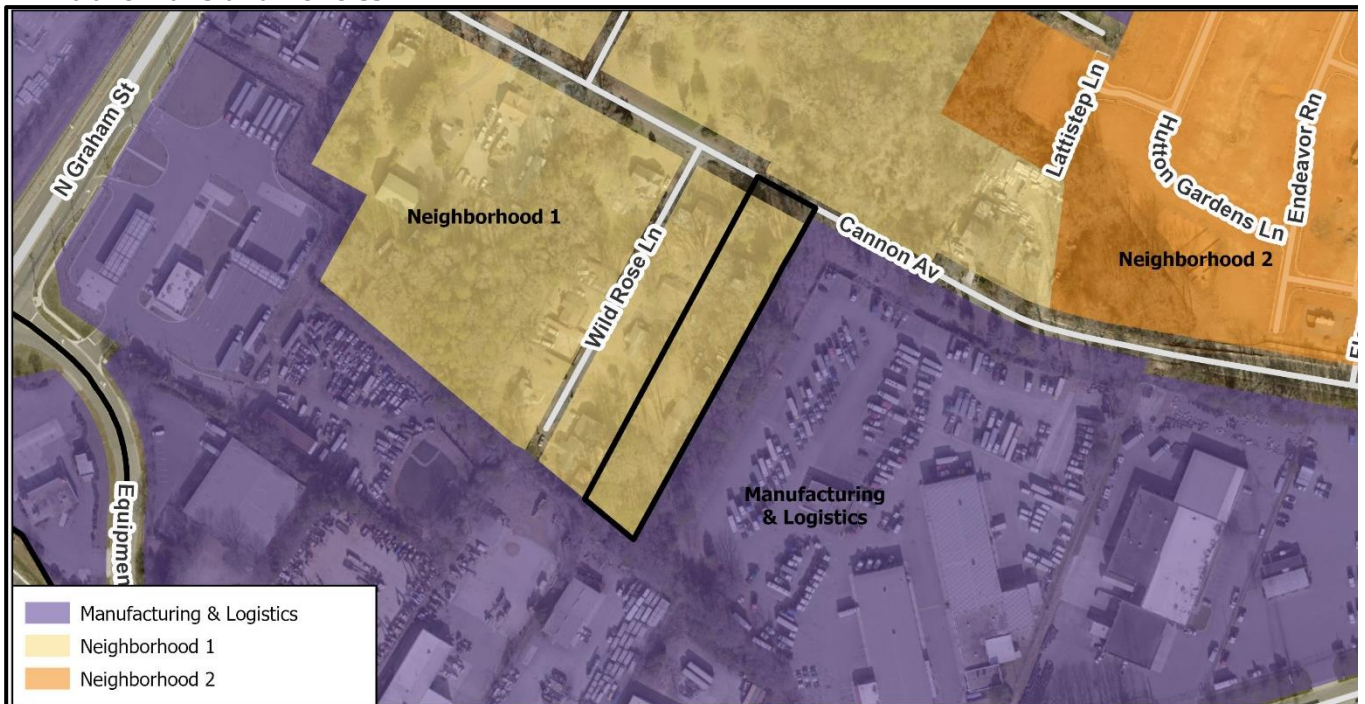
The property to the north along Cannon Avenue is vacant.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-059	Rezoned 0.34 acres to I-2 to allow all uses in the I-2 zoning district.	Approved
2019-072	Rezoned 38.3 acres to UR-2 to allow up to 350 dwelling units comprised of a combination of single-family attached dwelling units and detached single-family dwelling units.	Approved
2023-019	Proposes to rezone 1.45 acres to ML-1 to allow all uses permitted by right in the ML-1 zoning district.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

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**TRANSPORTATION SUMMARY**

- The site is located adjacent to Cannon Avenue, a City-maintained minor collector, east of Wild Rose Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. The proposed site plan will generate less vehicular trips than what is currently entitled under the existing zoning. CDOT has coordinated with the petitioner on construction of an 8 ft planting strip and 6 ft sidewalk along Cannon Ave. All CDOT issues have been addressed.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - See Requested Technical Revisions, Note 1. Addressed
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on 1 single-family detached dwelling).
    - Entitlement: 50 trips per day (based on 5 single-family detached dwellings).
  - Proposed Zoning: 0 trips per day (based on off-street parking).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 8-inch water distribution main located along Cannon Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Cannon Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

**REQUESTED TECHNICAL REVISIONS**Transportation

1. ~~Correct label to state that back of curb will be located 17.5 ft from the roadway centerline of Cannon Avenue.~~ Addressed

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225

[HL2]