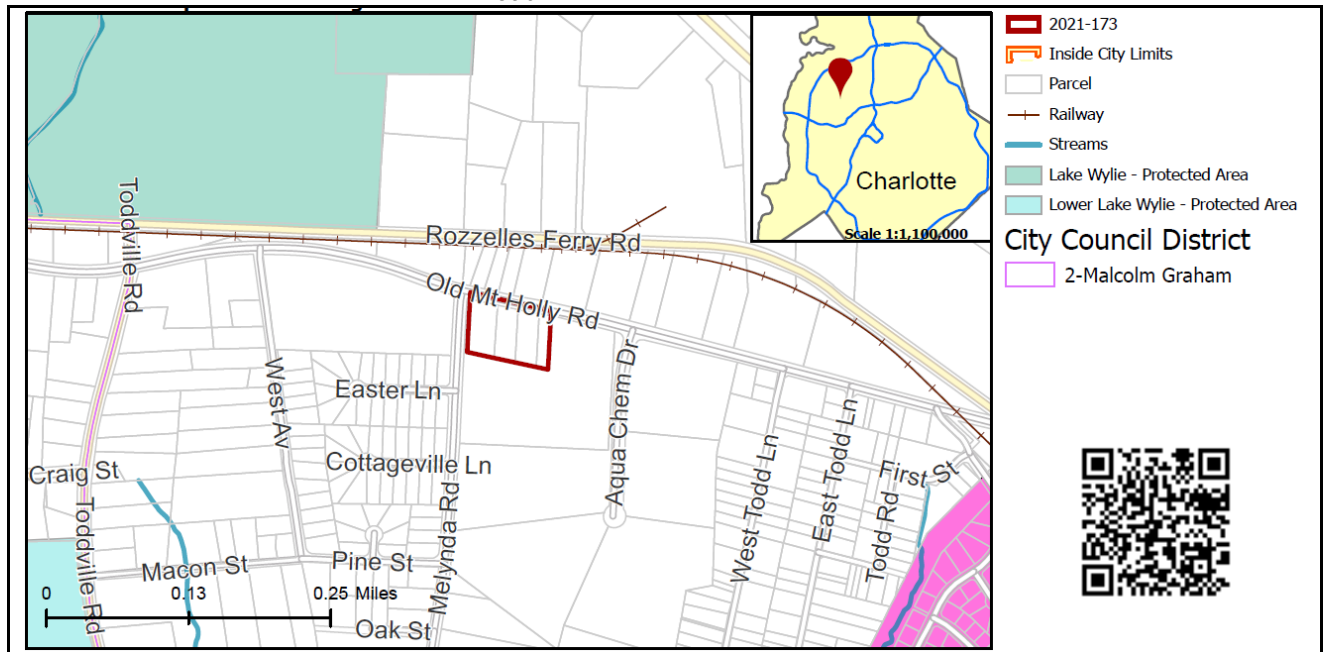


REQUEST

Current Zoning: R-4 and R-5 (single family residential)
Proposed Zoning: I-1 (light industrial)

LOCATION

Approximately 2.22 acres located on the south side of Old Mt. Holly Road, the east side of Melynda Road, and south of Rozzelles Ferry Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-1, light industrial, zoning district on parcels that are currently vacant
OPM Limited, LLC and Aaron Benfield
OPM Limited and Benfield
Susanne Todd
Meeting is not required.

PROPERTY OWNER

PETITIONER

AGENT/REPRESENTATIVE

COMMUNITY MEETING

STAFF

RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northwest District Plan* (1990) recommendation for residential uses up to 8 dwelling units per acre on a portion of the site and single family residential uses up to 6 dwellings units per acre on the rest of the site.

Rationale for Recommendation

- The site is adjacent to a number of industrial-zoned parcels and this rezoning would bring the block along the south side of Old Mt. Holly Road and east side of Melynda Road under one consistent type of zoning district, industrial.
- Though the site is across from two single family homes on the north side of Old Mt Holly Road, the other surrounding land uses are compatible with the proposed rezoning. Surrounding land uses include institutional, auto-related retail, and auto-related office uses.
- Though the site is near single family residential homes and is zoned for single family residential uses, if this vacant site were developed

under the current zoning district it would be almost entirely surrounded by industrial-zoned parcels and land uses that include an auto repair business and the office and retail sites of two transportation companies.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from single family residential uses up to 6 dwelling units per acre for a majority of the site and residential uses up to 8 dwellings units per acre for a portion of the site to industrial uses.

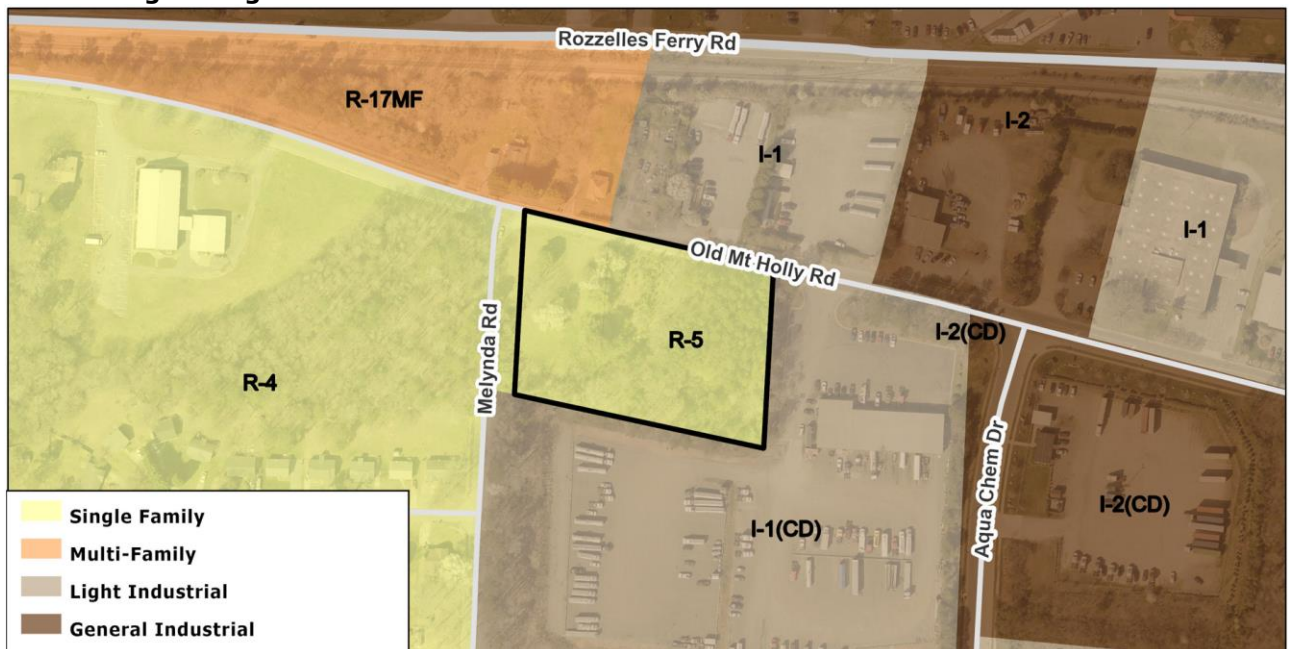
PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the I-1, light industrial, zoning district.

- **Existing Zoning and Land Use**



- The site is currently zoned R-4 and R-5 and is surrounded by retail, office, institutional, industrial, and residential uses.



- The subject site is denoted with a red star.



- North of the site are auto-related retail uses and two single family homes.



- East and south of the site is a truck and trailer repair business.



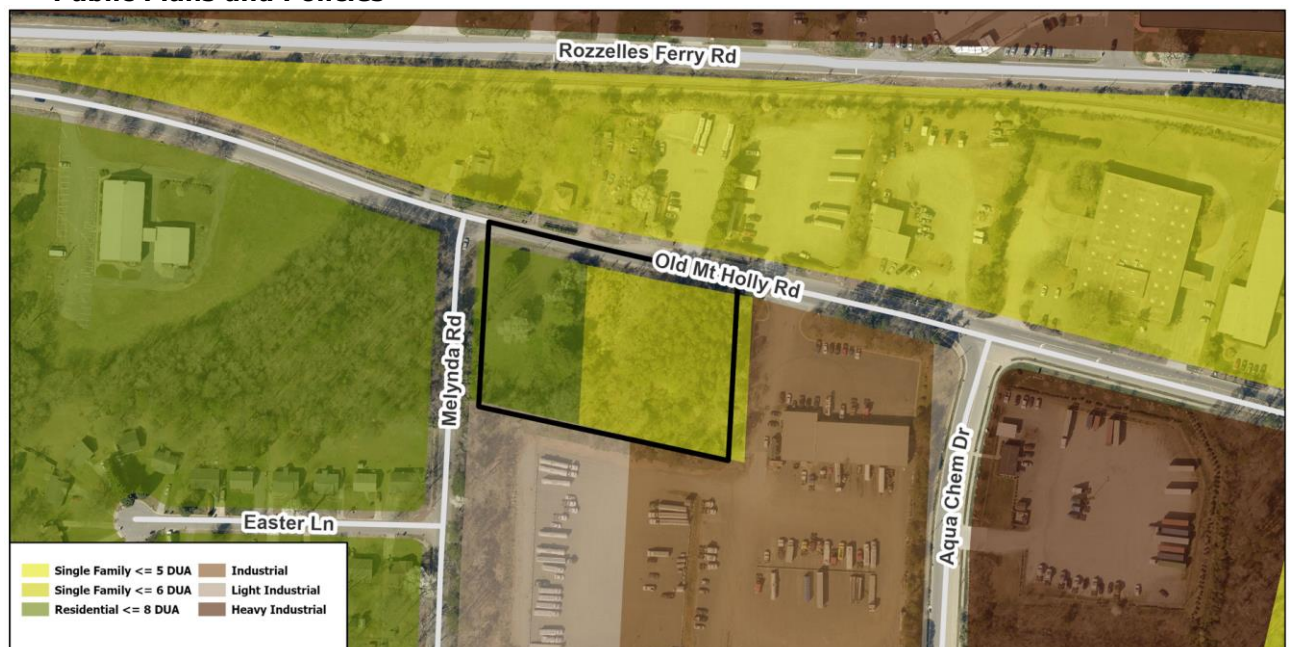
- West of the site is a church.

- **Rezoning History in Area**



- There have been no recent rezonings near the site.

- **Public Plans and Policies**



- The *Northwest District Plan* (1990) recommends residential uses up to 8 dwelling units per acre on a portion of the site and single family residential uses up to 6 dwellings units per acre on the rest of the site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to Melynda Drive, a City-maintained local street and Old Mount Holly Road, a City-maintained major collector. A Traffic Impact Study (TIS) is not needed for this site. CDOT will coordinate site access and streetscape improvement requirements during permitting.
- **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 (based on the site being currently vacant).
 - Entitlement: 115 trips per day (based on 9 single family units).
 - Proposed Zoning: 85 trips per day (based on 22,200 square feet of industrial uses).

DEPARTMENT COMMENTS (see full department reports online)

- **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 Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.





See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org







Planner: Holly Cramer (704) 353-1902

Goals Relevant to Rezoning Determinations Petition 2021-173

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	N/A
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	<p>N/A</p>
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>✓</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>