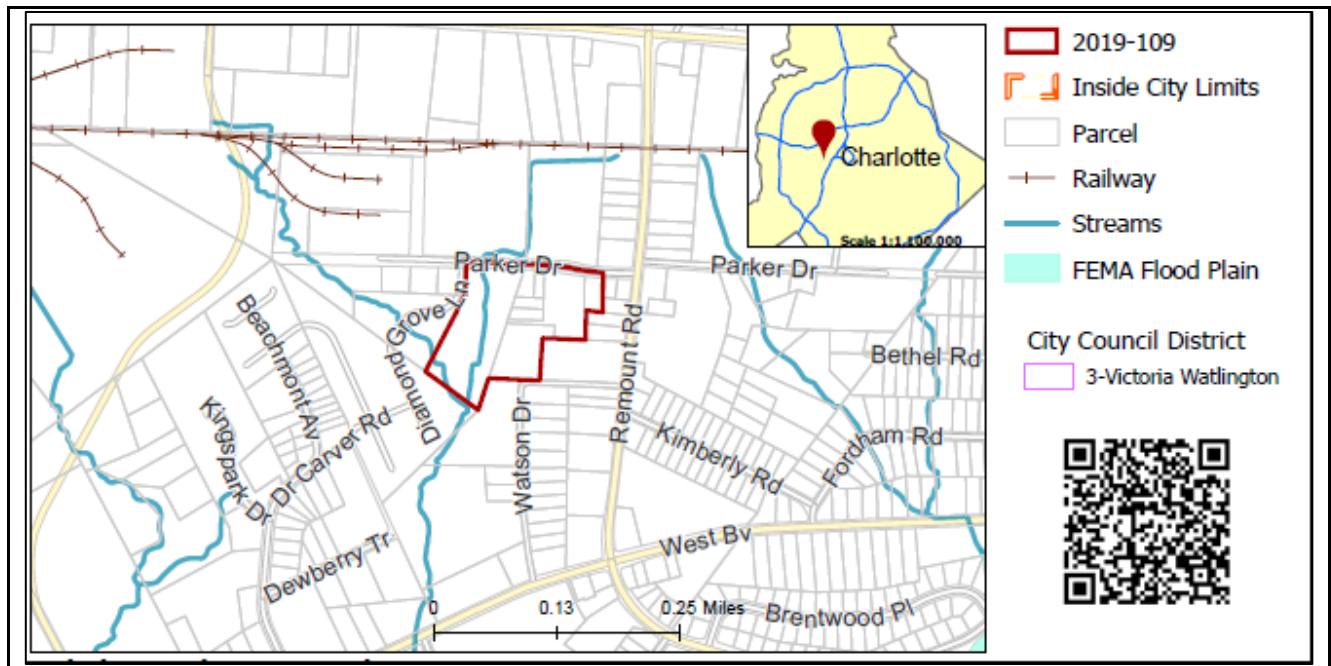


REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 8.15 acres located on the south side of Parker Drive, west of Remount Road and north of Watson Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the I-2 (general industrial) zoning district on vacant parcels and a lot with 1-story structures and vehicular parking area. The rezoning site is located west of I-77, between West and Wilkinson Boulevards.

PROPERTY OWNER

Various

PETITIONER

Miriam E. Franco

AGENT/REPRESENTATIVE

Miriam E. Franco

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan (1993)* recommendation for multi-family residential land uses.

Rationale for Recommendation

- The site is located on Parker Drive, which is a street with primarily industrial land uses.
- The site is on the south side of Parker Drive, and it abuts both existing and proposed residential development.
- The Plan recommendation for industrial intended to maintain residential uses on the south side of Parker Drive, and this petition would encroach into the residential area without and known conditions to ensure land use compatibility.

- The conventional I-2 zoning district being requested has a wide variety of intense industrial uses and all uses in I-2 may not be suitable in this area. A conditional plan could help to minimize land use compatibility issues and ensure adequate buffers and other standards that could help mitigate impacts.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from multi-family to industrial.

PLANNING STAFF REVIEW

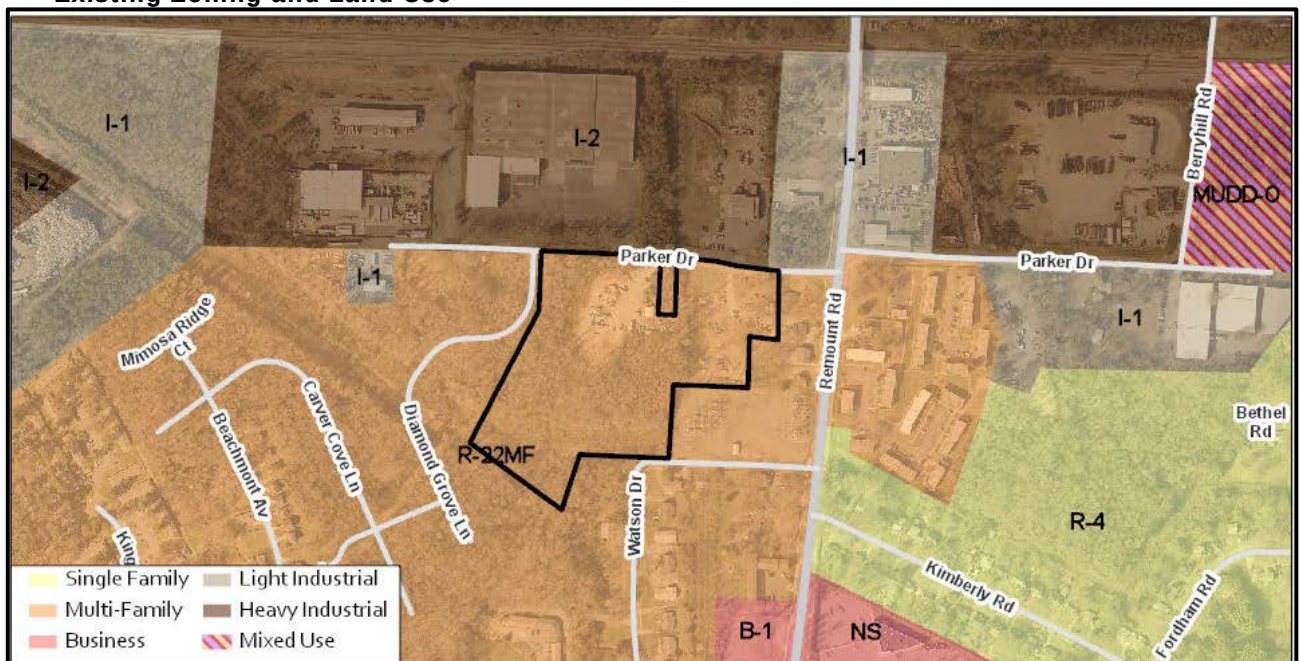
• Background

- Staff met with the petitioner in Spring 2019 to discuss this request where it was noted that because the proposal is inconsistent with the adopted policy plan and is in proximity to residential uses, a conditional rezoning with a site plan would be required along with a community meeting. The petitioner elected to pursue a conventional rezoning.

• Proposed Request Details

- This is a conventional rezoning petition, with no associated site plan. It applies all the standards, regulations and uses in the I-2 (general industrial) zoning district, which allows for a variety of uses including: wholesaling and industrial areas for manufacturing, offices, retail uses, eating, drinking and entertainment establishments (Type 1), processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad range of specialized industrial operations.
- Examples of specific uses allowed in the I-2 (general industrial) district by right and under prescribed conditions include: assembly of fabrication of previously manufactured parts; automotive service stations; airports; car washes; eating, drinking and entertainment establishments (Type 2); financial institutions; foundries; heliports and helistops; hotels and motels; junkyards; land clearing and inert debris landfills off site (LCID); manufactured housing repair; power generation plants; railroad freight yards, repair shops and marshalling yards; theatres, drive-in motion picture; truck terminals; and warehousing.

• Existing Zoning and Land Use



A portion of the site is vacant and the remainder developed with two 1-story structures and parking. The site is surrounded by single family neighborhoods, multi-family communities, retail, and industrial uses in a variety of zoning districts.



A portion of the rezoning site is vacant and the remainder developed with 1 story structures and parking area.



East, along Remount Road, are single family homes and apartments.

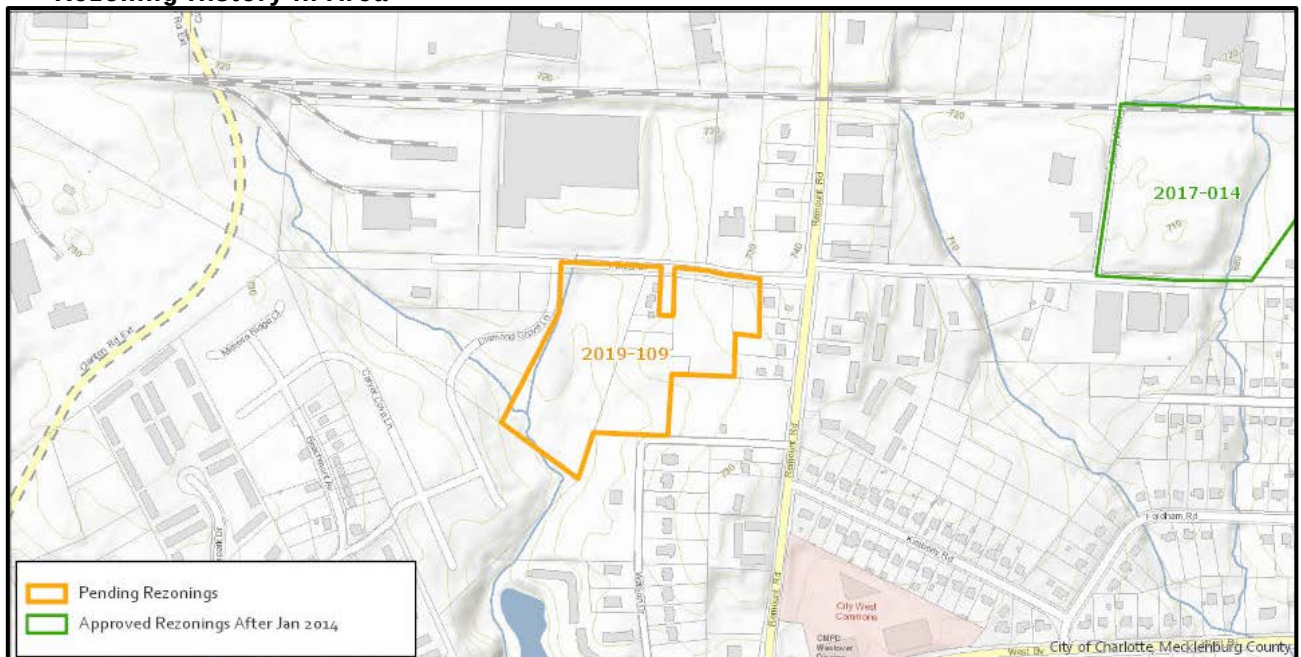


North of the site are industrial/warehouse uses.



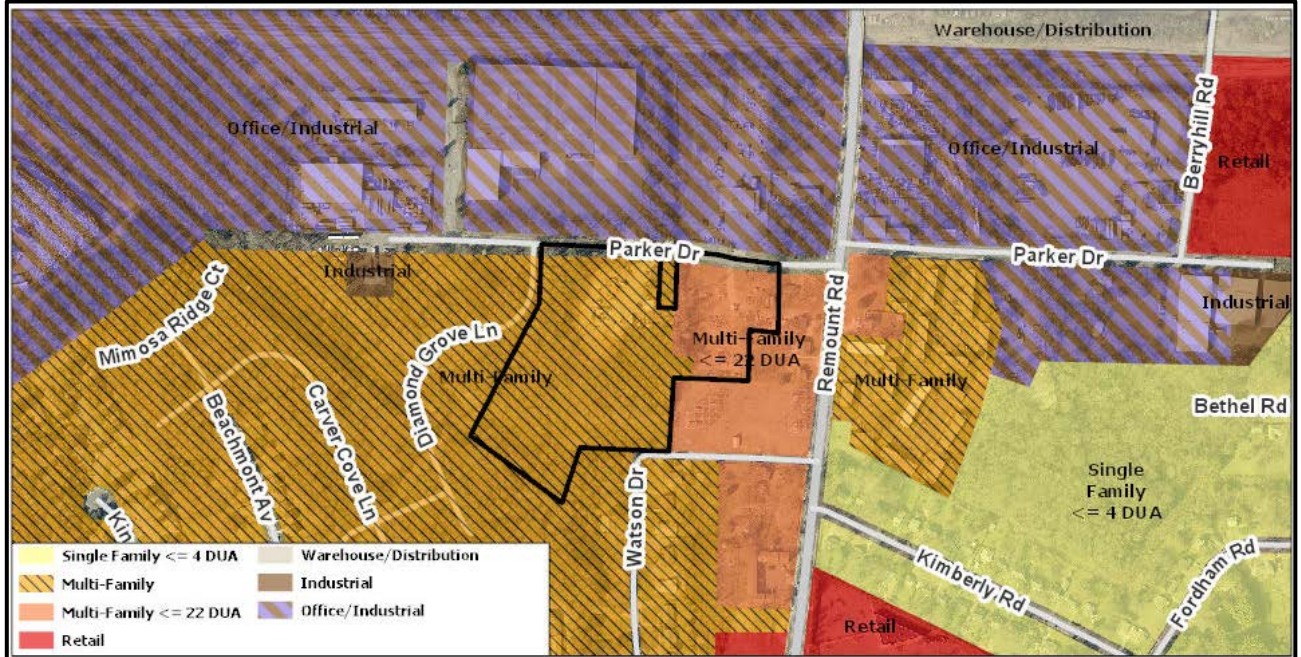
South are single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-014	Rezoned 17.57 acres from R-4 and I-1 to MUDD-O to allow the development of a 55,000 square foot indoor/outdoor pet services facility and eating/drinking/entertainment.	Approved

- **Public Plans and Policies**



- The *Central District Plan* recommends multi-family for most of the site, and multi-family at 22 units per acre for a small portion of the site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is on a local street that lacks curb, gutter, and sidewalk. CATS bus route #2 runs along Remount Road with bus stops less than 200' from the site. CDOT will work with the petitioner during permitting to locate driveways and upgrade the streetscape in accordance with city ordinance.
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1,009 square feet specialty trade contractor).
 - Entitlement: 1,280 trips per day (based on 175 apartments).
 - Proposed Zoning: 230 trips per day (based on 119,550 square feet of warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** The parcels are not located along a CATS bus route. No requests for bus amenities. The sites are also located within ½ mile of a proposed Silver Line Light Rail Station at Remount Road. Future infrastructure plans associated with the Silver Line may include new streets, pedestrian amenities/connections, and other infrastructure improvements within the station area.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org regarding fire hydrant location, access, and turn radius.
- **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 along Parker Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 10-inch gravity sewer main running through the southwest portion of the rezoning boundary. See advisory comments at www.rezoning.org.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.

- **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org regarding air quality and ground water.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

- Provide a Conditional Plan to be evaluated to determine if adequate measures have been taken to minimize land use compatibility concerns and provide adequate standards to mitigate impacts to surrounding residential areas.

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

Planner: Claire Lyte-Graham (704) 336-3782