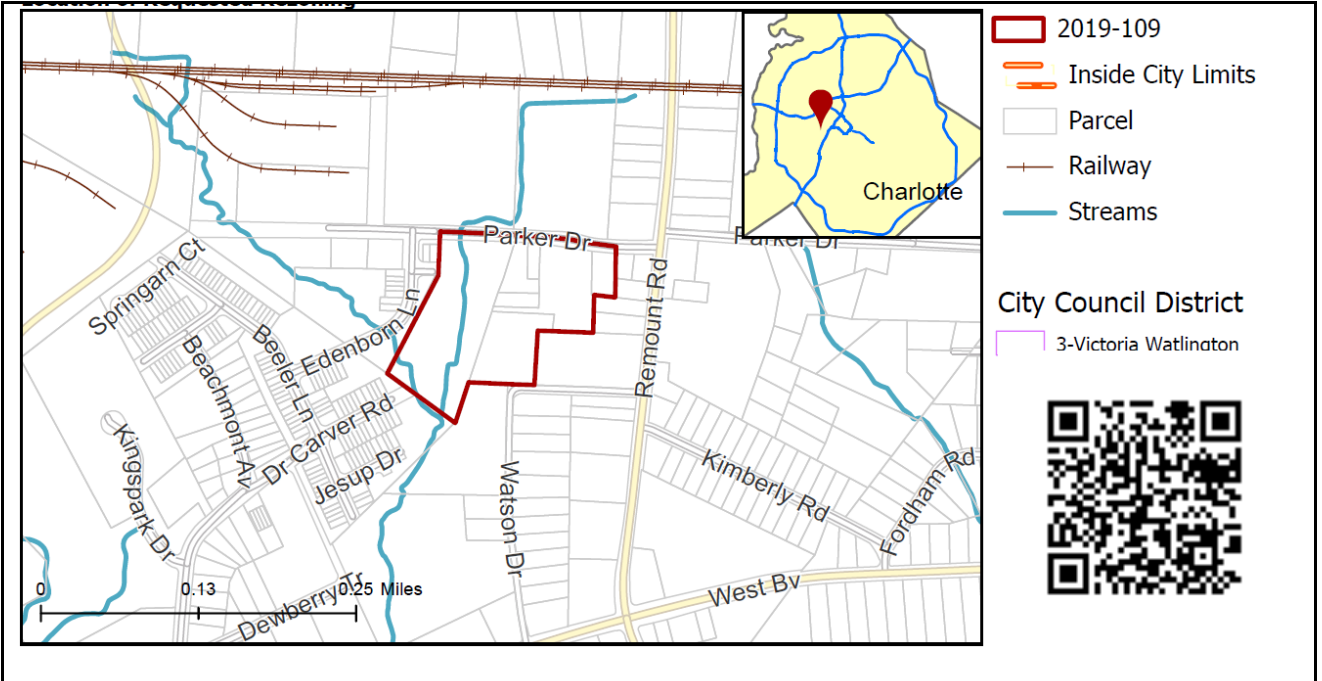


REQUEST

Current Zoning: N2-B (neighborhood 2-B)
Proposed Zoning: I-2(CD) (general industrial, conditional)

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 limit uses to contractor offices and accessory storage, and an automobile repair garage with storage as permitted in the I-2 district. The rezoning site is partially developed with an office and accessory storage and remainder of acreage is vacant.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Various
Miriam E. Franco
Miriam E. Franco

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

The petition is **inconsistent** with the Neighborhood 2 place type recommendation of the *2040 Policy Map*.

Rationale for Recommendation

- The petition is inconsistent with the Neighborhood 2 Place Type for this parcel and the adjacent parcels to the east, west, and south which are also recommended for the Neighborhood 2 Place Type. However, the parcels to the north are developed with industrial uses and are recommended for the Manufacturing & Logistics Place Type.
- The majority of the properties on the north side of Parker Drive are zoned industrial and developed with industrial uses.

- The conditions proposed would maintain only those uses that are existing on the property, and bring them into compliance with the ordinance. No other uses would be permitted without additional rezonings.
- One parcel to the west of this site is developed with residential uses, which will be buffered from industrial development on this site in accordance with zoning ordinance requirements.
- The petitioner has limited the proposed uses on the site to an automobile repair garage and contractor offices with accessory storage as permitted in the I-2 district.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
 - 8: Diverse & Resilient Economic Opportunity

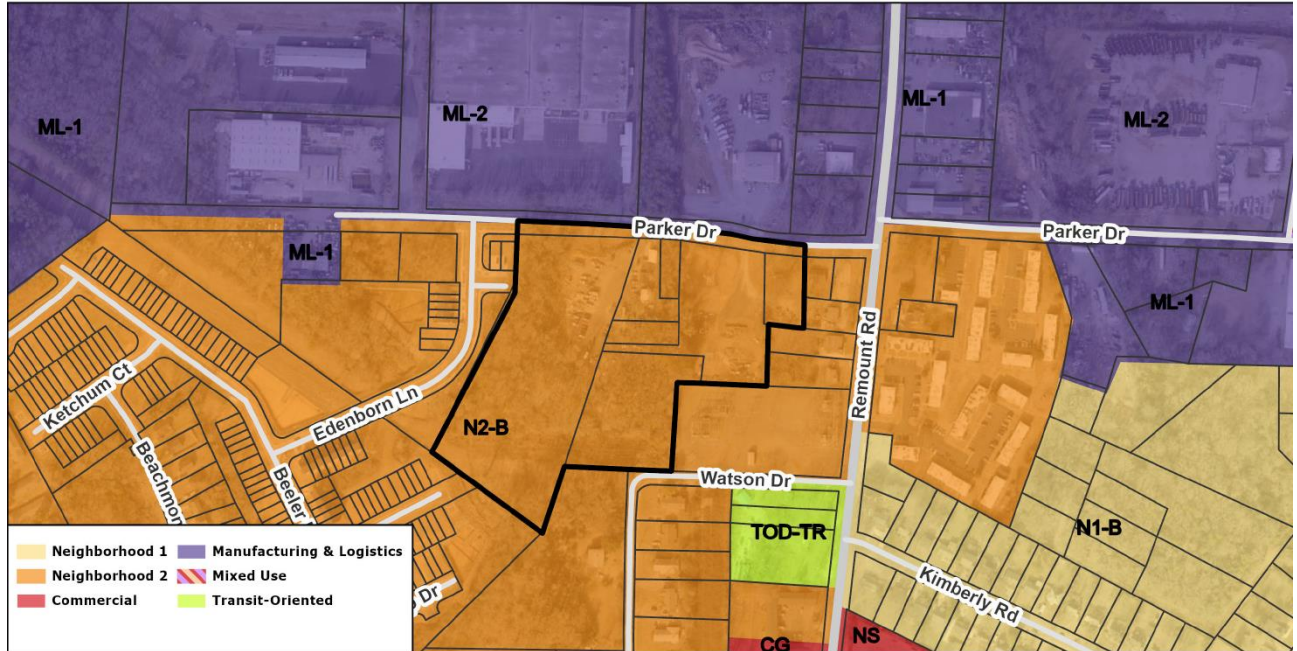
The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map (2022)*, from Neighborhood 2 to Manufacturing & Logistics for the site.

PLANNING STAFF REVIEW

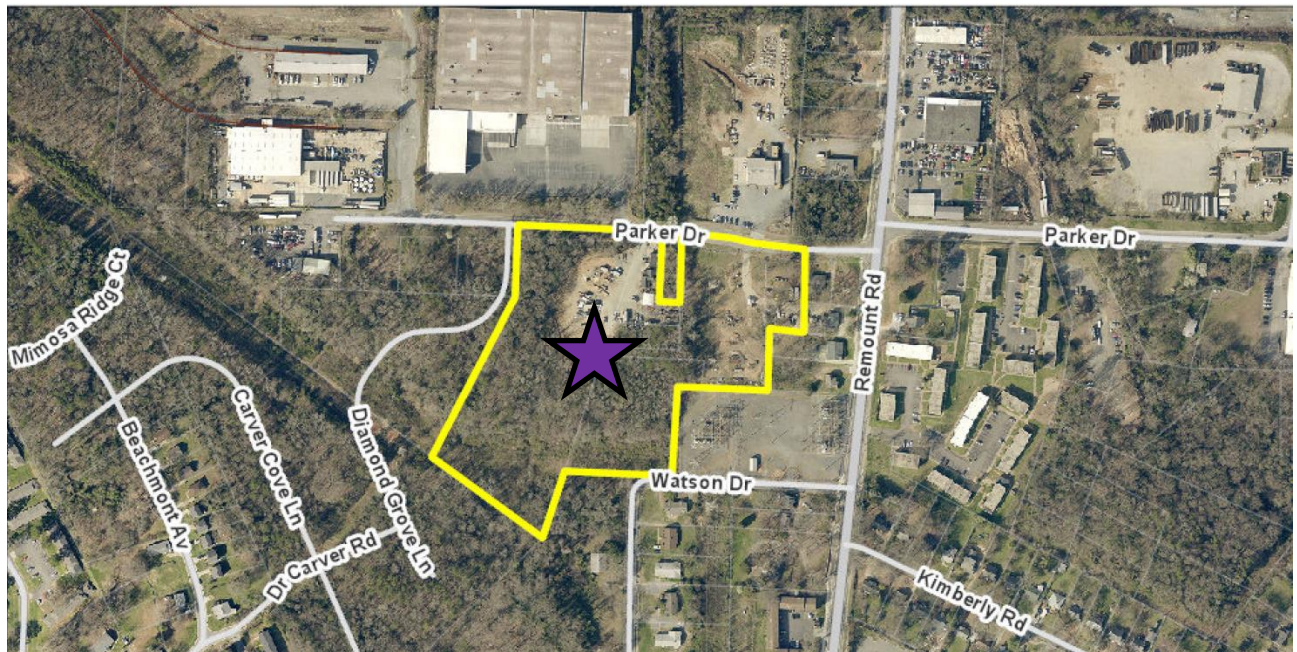
- **Proposed Request Details**

- Limits uses solely to contractor's office(s) with accessory storage, automobile repair garage with storage, excluding construction equipment storage.
- Prohibits the following uses:
 - Abattoir
 - Adult establishments
 - Amusement, commercial outdoors
 - Animal crematoriums
 - Automobile rentals
 - Automobile service stations
 - Car washes
 - Construction and demolition landfills
 - Crematory facilities
 - Foundries
 - Junk yard
 - Medical waste disposal facilities
 - Petroleum storage facilities
 - Quarries
 - Raceways or drag strips
 - Recreational Services
 - Sanitary landfills
 - Truck stops
 - Truck terminals
 - Underground fuel tanks
 - Waste incinerators
- Commits to comply with the Post Construction Stormwater Ordinance, Tree Ordinance, and all buffer and screening requirements for the I-2 zoning district

• Existing Zoning and Land Use



The properties that abut this site to the east, west and south are zoned for residential, TOD-transitional, and commercial uses. industrial uses. The properties to the north of the site across Parker Drive are zoned for industrial uses.



The site, marked by a purple star, is immediately surrounded primarily by residential and industrial uses.



The rezoning site is partially developed with an automobile repair garage and the remainder vacant land (above and below pics).



The properties to the north of the site across Parker Drive are developed with industrial uses.



The properties to the east are developed with single family homes, apartments, vacant land, and commercial uses.



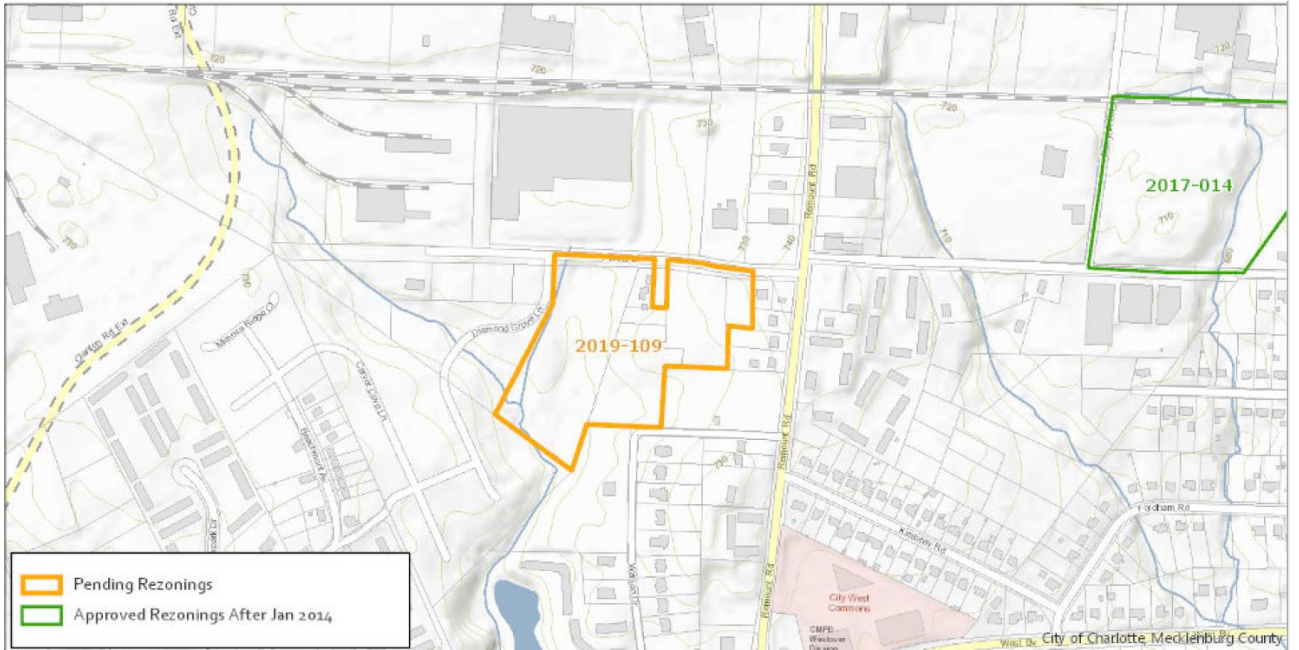
South are existing residential communities and communities under construction (above and below pics).





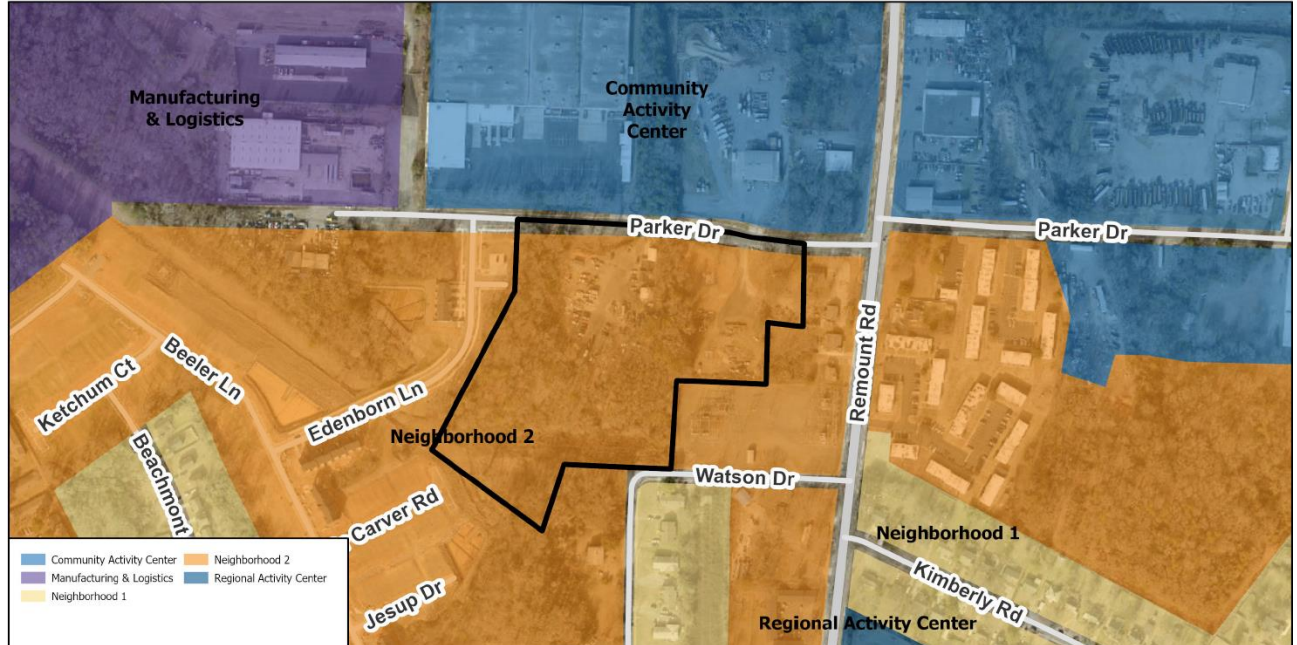
The properties to the west of the site along Parker Drive and Edenborn Lane are developed with residential and industrial uses.

• **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 2040 Policy Map recommends Neighborhood 2 for this site.

• **TRANSPORTATION SUMMARY**

- The site is located east of the intersection of Cindy Lane, a City-maintained minor thoroughfare and Bowline Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. 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. Further details are listed below.

○ **Active Projects:**

- West Boulevard Corridor Implementation
 - The project will implement pedestrian hybrid beacons, bulb-outs, and pavement markings at various locations along West Boulevard from Camden Road to Billy Graham Parkway.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1,090 sq ft specialty trade contractor).

Entitlement: 1,280 trips per day (based on 175 apartments; N2-B).

Proposed Zoning: 230 trips per day (based on 119,550 sq ft warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at 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 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
- **Erosion Control:** No comments submitted.
- **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:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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