

**REQUEST**

Current Zoning: ML-2 (Manufacturing and Logistics-2)  
 Proposed Zoning: ML-2(CD) (Manufacturing and Logistics-2, Conditional)

**LOCATION**

Approximately 2.26 acres located along the north side of Dupree Street, west of Rozzelles Ferry Road, and south of I-85.



**SUMMARY OF PETITION**

The petition proposes development of a vehicle repair facility.

**PROPERTY OWNER**

104 Dupree Street, Charlotte, NC, 28208

**PETITIONER**

William L Simmons

**AGENT/REPRESENTATIVE**

William L Simmons

**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 Innovation Mixed-Use.

Rationale for Recommendation

- The area between Dupree Street and Rozzelles Ferry Road includes many parcels zoned for Commercial, Manufacturing & Logistics, and Light Industrial uses.
- Across from this site on Rozzelles Ferry Road, past Odum Ave are CSX railroad tracks supporting the site's suitability for an industrial use.
- The site backs up to interstate 85 with additional light industrial uses to the east and west.

- With this requested zoning and the conditional notes, repair of vehicles is prohibited outdoors. Storage of all merchandise, auto parts, and supplies shall be within an enclosed structure.
- Vehicle repair facilities shall be screened along interior side and rear lot lines with a Class C landscape yard, unless a higher class of landscape yard is required by Article 20. The landscape yard is not required where such side or rear lot abuts a Manufacturing and Logistics Place Type.
- No partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
- No vehicles may be stored on site for more than 90 days.
- The sale of new or used vehicles is prohibited unless it is a permitted use in the zoning district.
- No motor vehicles may be stored, and no repair work may be conducted in any public or network-required private street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 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 Innovation Mixed-Use Place Type to Manufacturing and Logistics.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

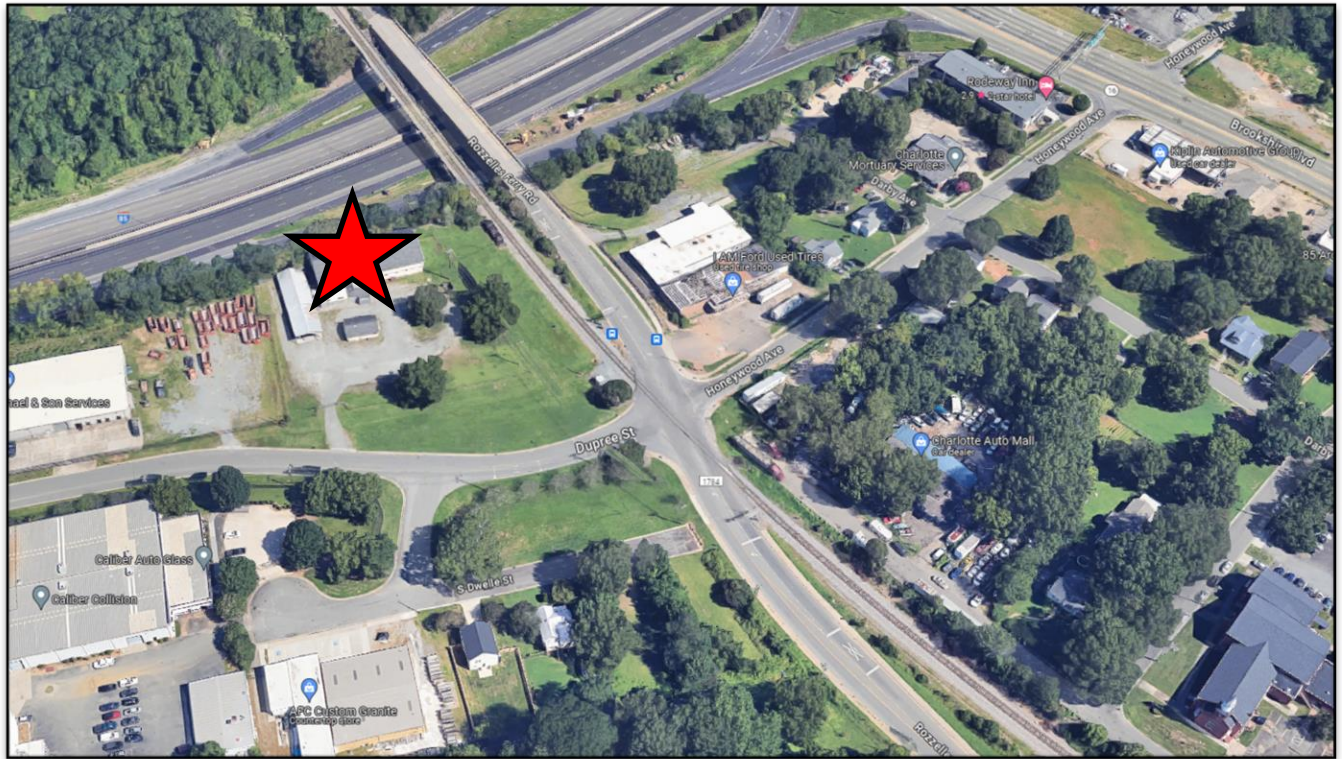
The site plan accompanying this petition contains the following provisions:

- The existing use is allowed in the ML-2 district in addition to all uses permitted by-right and by-right under prescribed conditions in the ML-2 district.
- The proposed use will comply with requirements for the ML-2 districts and the prescribed conditions of the City of Charlotte’s Unified Development Ordinance Article 15.4.GGG Vehicle Repair Facility: Major

• **Existing Zoning**



- The site backs up to interstate 85 with industrial use to the east and west of the site, with commercial uses to the east, and neighborhood zoning to the south.



- The site is denoted with a star, with interstate 85 to the north of the site, commercial and industrial uses to the east and west with single family homes to the south.



- The site is currently occupied by a structure.



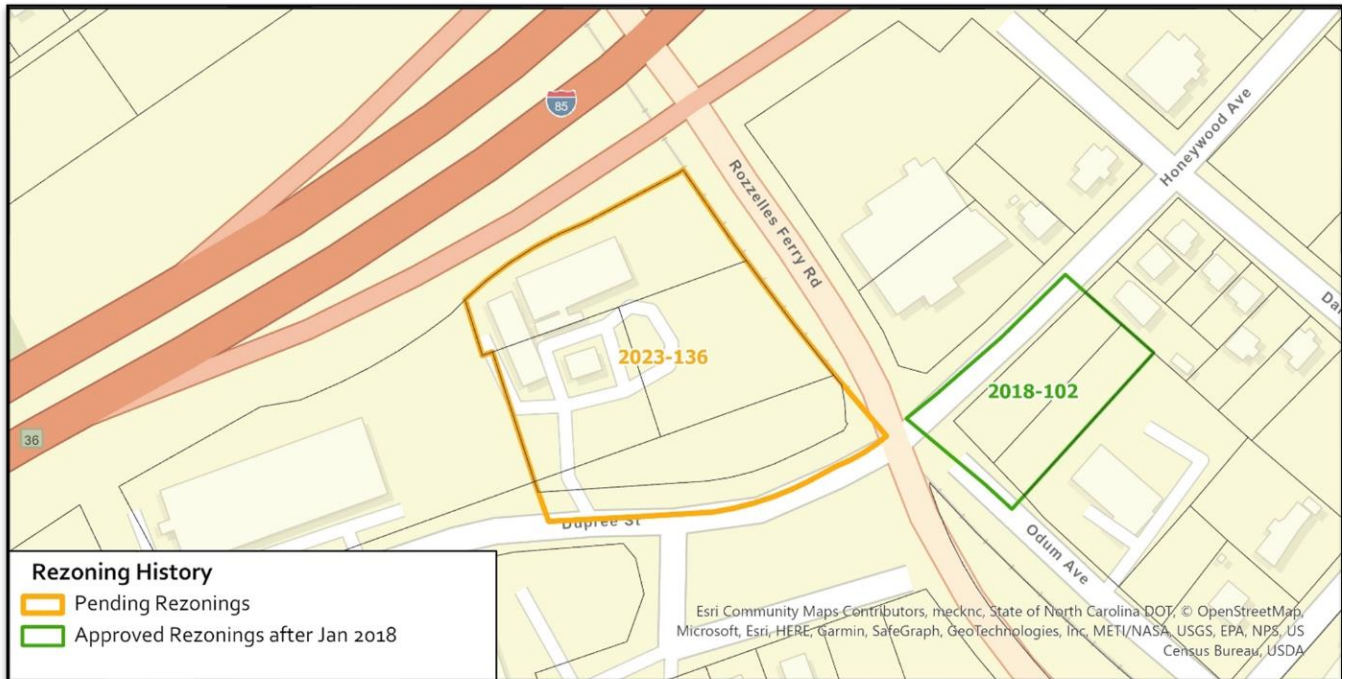
- East of the site is commercial and industrial buildings.



- South of the site are single family homes.

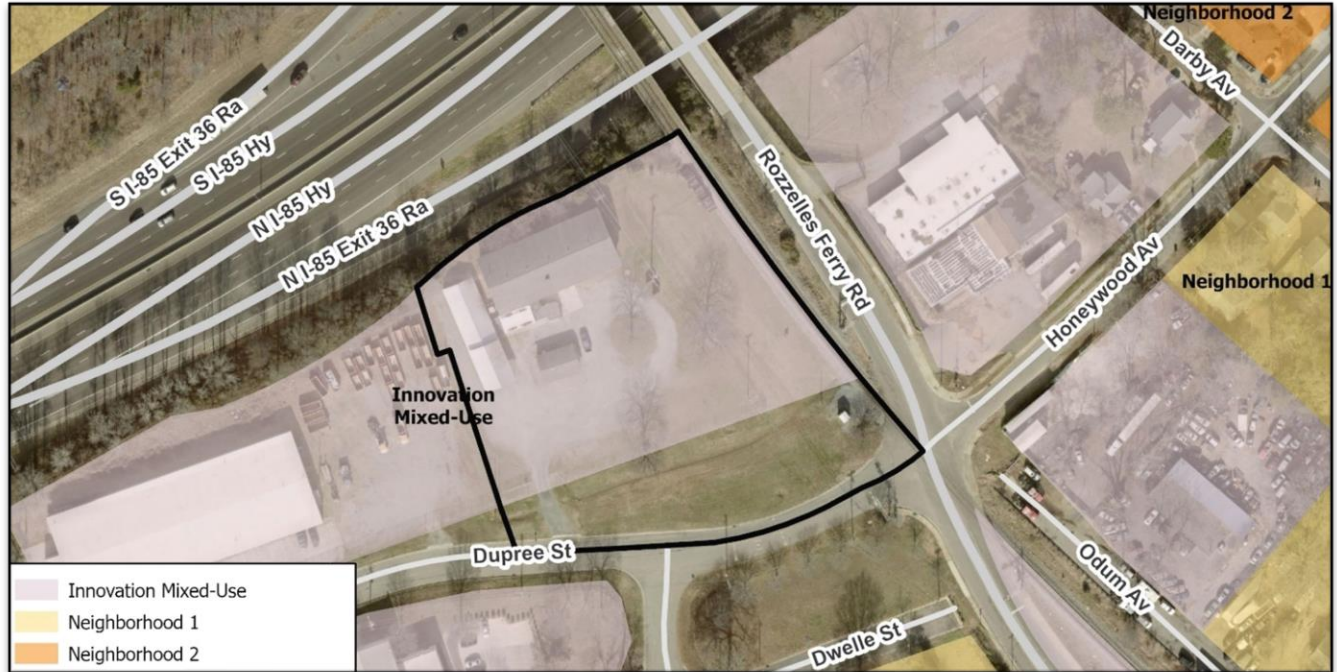


- West of the site is a recycling center.
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-102	0.53 acres, from B-2 to I-2.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Innovation Mixed-Use.

• **TRANSPORTATION SUMMARY**

- The site is adjacent to Rozzelles Ferry Road, a city maintained avenue, and Dupree Street a city maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional rezoning only establishing developmental standards for the parcel. 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:**

- There are no known active transportation projects in the vicinity.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 68 trips per day (based on Warehousing Office).

Entitlement: 95 trips per day (based on ML-2).

Proposed Zoning: 95 trips per day (based on ML-2(CD)).

**DEPARTMENT COMMENTS**

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **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 comments submitted.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163