

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-107

Property Owner: LeeMark Realty of Charlotte, LLC

Petitioner: Charlotte Truck Rental

Location: Approximately 2.36 acres located on the west side of Rozzelles Ferry Road, southeast of Coronet Way.

Request: I-2 to I-1(CD)

Summary

This petition proposes to rezone approximately 2.36 acres to I-1(CD) to allow the sale, lease and repair of vehicles. All other uses permitted in the I-1 zoning district would be allowed, with the exception of hotels and motels and retail uses are limited to the sale of trucks of a size not less than 10,000 pounds vehicle weight. The building area associated with such sales shall be limited to 10,000 square feet.

Consistency and Conclusion

The request is consistent with the Central District Plan, which recommends industrial uses for the portion of the property that abuts Rozzelles Ferry Road. The petition seeks to allow the sale, lease and repair of automobiles and trucks, which is prohibited in the existing I-2 zoning district. Therefore, upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

A portion of the subject property is zoned I-2 and used for industrial purposes. The remaining portion that fronts on Clyde Drive is zoned R-22MF and may be grandfathered for industrial use. Properties to the north, south and east of the site are zoned B-2 and developed primarily with warehouse uses, a couple of auto repair services, one single family dwelling, a government/institutional use and vacant lots. The R-22MF zoning to the west of site is occupied by single family homes or vacant lots. A Duke Power right-of-way lies northwest of the site.

Rezoning History in Area

Petition 93-94 rezoned various parcels along Rozzelles Ferry Road from I-1 and I-2 to B-2. Petition 93-100 rezoned various parcels along Clyde Drive and west of Rozzelles Ferry Road, from I-1 to R-22MF. Both petitions were sponsored by the Charlotte-Mecklenburg Planning Commission.

Public Plans and Policies

Central District Plan (1993): This property is located in the Smallwood neighborhood. The Central District Plan recommends industrial land use for the portion of the property abutting Rozzelles Ferry Road. Single family residential land use, up to four dwelling units per acre, is the recommended land use for the remainder of the property that fronts on Clyde Drive.

Proposed Request Details

This petition seeks to rezone approximately 2.36 acres to I-1(CD) to allow the sale, lease and repair of vehicles. The site plan accompanying this petition contains the following details:

- All other uses permitted in the I-1 zoning district would be allowed, with the exception of hotels and motels.
- Retail uses are limited to the sale of trucks of a size not less than 10,000 pounds vehicle weight.
- The building area associated with such sales shall be limited to a maximum of 10,000 square feet.
- Existing buildings on the site will remain and may be renovated, modified or expanded.
- The maximum amount of new building square footage is limited to 15,000 square feet.
- An additional five feet of site frontage along Rozzelles Ferry Road shall be donated to CDOT for right-of-way purposes. Said right-of-way shall be dedicated and conveyed prior to the issuance of a building permit for any new building or expansion of an existing building on the site.
- A ten foot landscaped buffer installed to Class C buffer standards will be provided along the property's frontage along Clyde Drive, as well as bordering the abutting R-22 MF zoned parcels to the north and south of the site. The installation of these landscaped buffers shall be required within 180 days from the time of the approval of this rezoning petition.
- Existing parking located in the transitional setback in front of the current buildings will be prohibited. However, the existing pavement will remain.
- The existing security fencing shall remain.
- The petitioner shall grant any easements required for construction of a new sidewalk and planting strips pertaining to the planned City streetscape project.
- Existing security and parking lot lighting to remain. No additional exterior lighting is proposed.
- Access to the site will be provided off Rozzelles Ferry Road.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 980 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,100 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to CDOT's support of the rezoning petition:

1. In order to enhance pedestrian circulation in the area, it is requested that the Petitioner/Developer provide an eight-foot wide planting strip and five-foot wide sidewalk along the abutting frontage of Rozzelles Ferry Road.
2. This site is located within the City's Rozzelles Ferry Road Streetscape project that is currently in the design phase. The petitioner needs to contact Lamar Davis, Engineering and Property Management, at 704-336-6006 to ensure that any design elements that are included in this streetscape design are provided in any future renovation and/or site development by the property owner. If the City initiates construction along Rozzelles Ferry Road in front of this parcel prior to the submittal of any building/driveway permits for the site, then the property owner needs to contribute the cost of the items above and any necessary easements for the streetscape project to the City to incorporate into the streetscape improvements. These requirements should be noted on the rezoning petition.

CATS. CATS requests the petitioner to maintain the existing stop on Rozzelles Ferry Road as well as the access to the stop. Contact Leonard Ganther at 704-432-1283 to coordinate temporary relocation of the bus-stop if necessary, prior to commencement of construction.

Connectivity. There are no connectivity issues associated with this petition.

Storm Water. Storm Water Services foresees no significant downstream impacts associated with this development and no additional improvements beyond normal minimum ordinance requirements are requested.

School Information. This non-residential rezoning request will have no impact on the school system.

Outstanding Issues

Land Use. The request is consistent with the Central District Plan, which recommends industrial uses for the portion of the property that abuts Rozzelles Ferry Road. The petition seeks to allow the sale, lease and repair of automobiles and trucks, which is prohibited in the existing I-2 zoning district.

Site plan. The following site plan issues are outstanding:

- If the City initiates construction along Rozzelles Ferry Road in front of this parcel prior to the submittal of any building/driveway permits for the site, then the property owner needs to contribute the cost of the items above and any necessary easements for the streetscape project to the City to incorporate into the streetscape improvements. These requirements should be noted on the rezoning petition.
- Add note that the existing stop on Rozzelles Ferry Road as well as the access to the stop will be maintained by the petitioner.