
REQUEST	Current Zoning: R-22 MF, multi-family residential Proposed Zoning: I-1, light industrial
LOCATION	Approximately 1.44 acres located on the northeast corner of Rodman Street and Sam Drenan Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to rezone 1.44 acres of a larger parcel in order for the zoning to be consistent for the entire property. This is a conventional request.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Central District Plan</i> ; however, with the required 50-foot buffer along Sam Drenan, staff feels industrial zoning is appropriate in this location.
Property Owner	The Kennington Family Limited Partnership
Petitioner	Kennington Family, LLC
Agent/Representative	Bob Fagan
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The property to the north of the petition site is zoned I-1 and is vacant or developed as office/industrial uses. The property to the south is zoned R-22 MF and R-5 and is developed as single and multi-family residential.
 - **Rezoning History in Area**
There have been no rezonings in the immediate area in the past five (5) years.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends residential land uses at a density of four dwelling units per acre.
 - This petition is inconsistent with *the Central District Plan*.
-

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 6,000 trips per day (based on entire parcel).
Proposed Zoning: 6,000 trips per day (based on entire parcel).
CDOT: A conditional site plan is requested to prohibit access to Sam Drenan Road.
- **Charlotte Fire Department:** No comments received.
- **CATS:** No comments received.
- **Connectivity:** CDOT requests that access to Sam Drenan Road be prohibited.
- **Schools:** CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.

SITE DESIGN:

There is no site plan associated with this conventional petition.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

Application
CDOT Review
LUESA Review
Storm Water Review

Planner: Tammie Keplinger (704) 336-5967