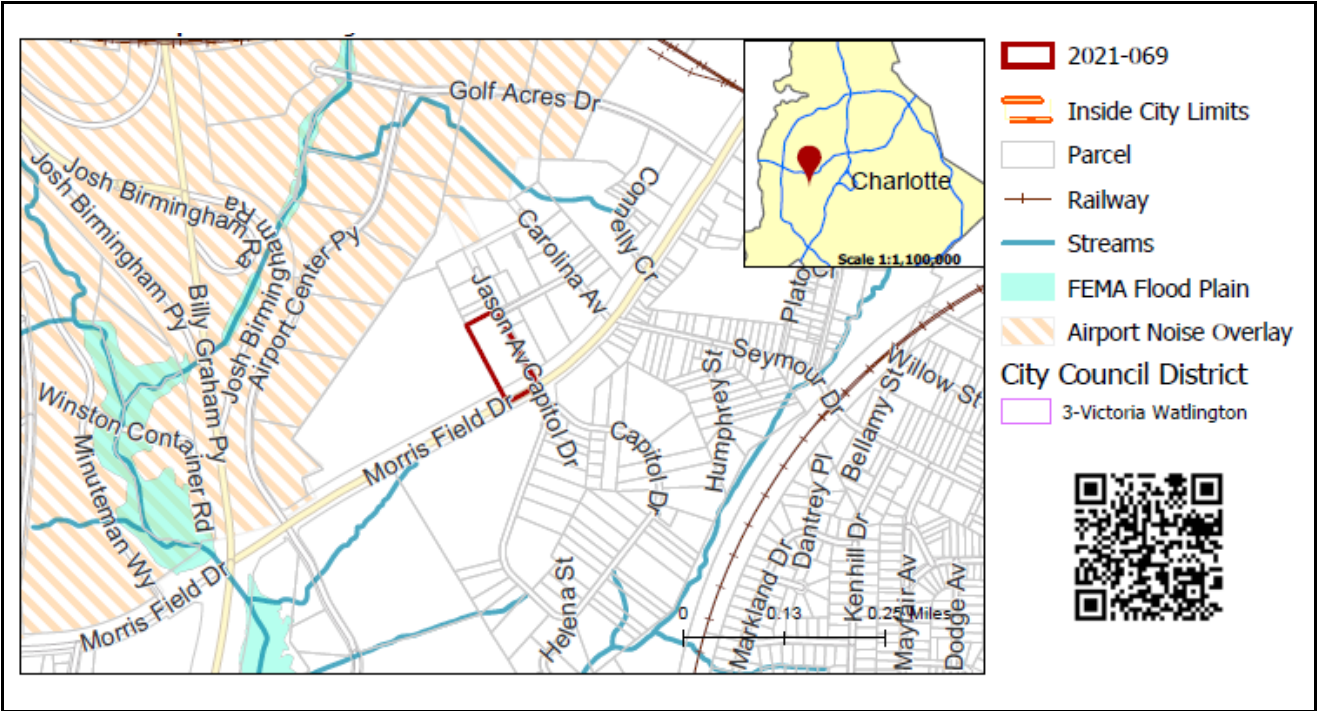


**REQUEST**

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

**LOCATION**

Approximately 2.19 acres located on the western corner of Morris Field Drive and Jason Avenue.



**SUMMARY OF PETITION**

The petition proposes to rezone a partially developed parcel to allow for all uses permitted in the I-2 district.

**PROPERTY OWNER**

3331 Jason Avenue, LLC

**PETITIONER**

Selwyn Property Group, Inc.

**AGENT/REPRESENTATIVE**

John Carmichael

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

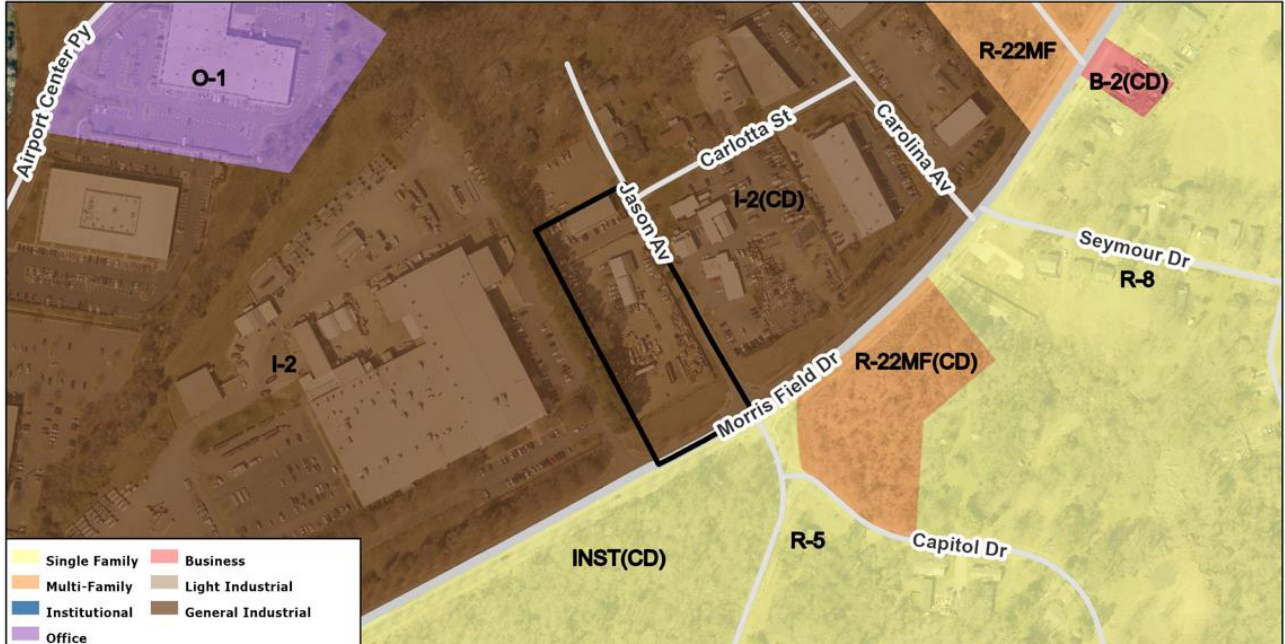
The petition is **consistent** with the office and industrial land uses recommended for the site, as per the *Central District Plan* (adopted 1993)

Rationale for Recommendation

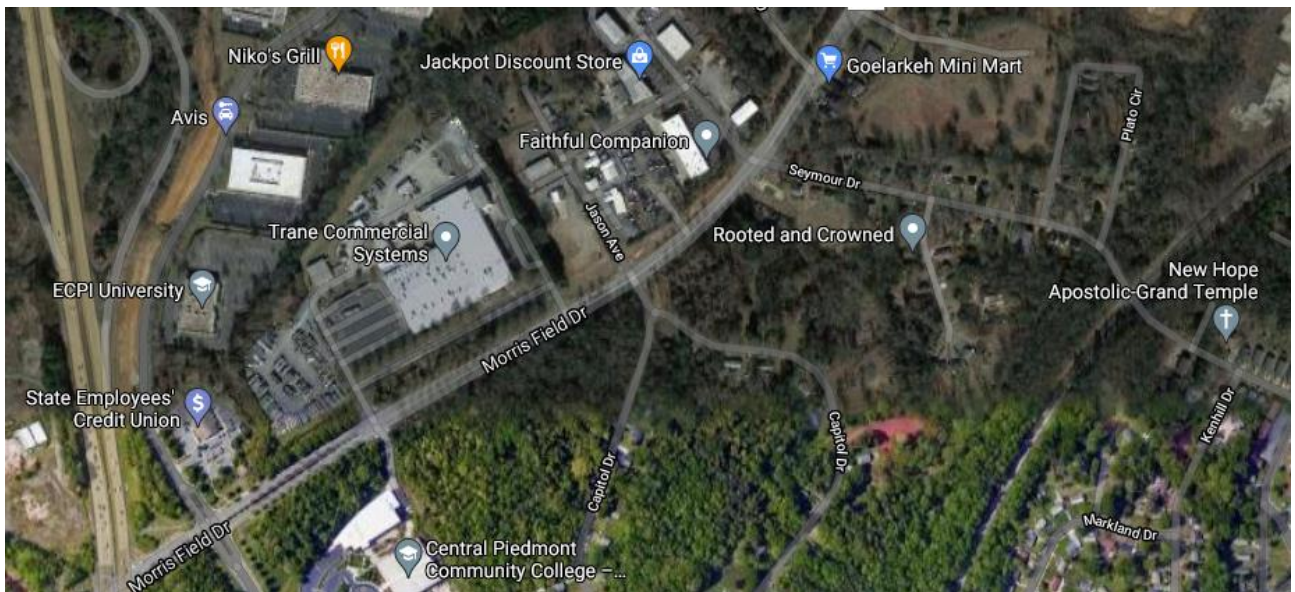
- The proposed rezoning to I-2 (general industrial) is consistent with the adopted land use for the site and surrounding area.
- The area is already developed with industrial uses and is adjacent to I-2 zoned property.
- The site is located less than one mile from Charlotte-Douglas International Airport.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



This site was rezoned as part of a larger assemblage via petition 1983-038 to I-2 (CD).



The site is surrounded by industrial uses.

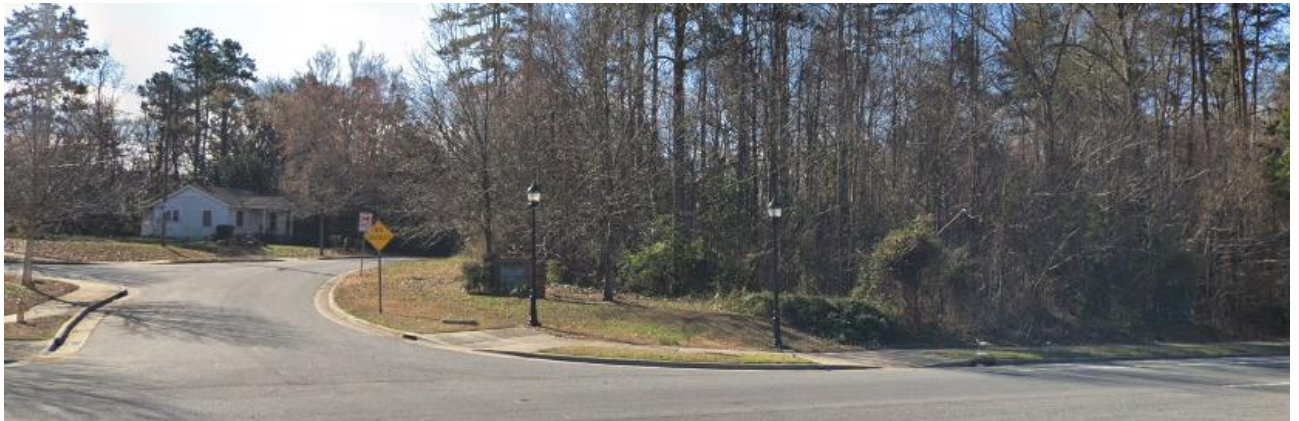




The properties to the north are developed with industrial and single family residential uses.



The properties to the east of the site across Jason Avenue are developed with industrial and commercial uses.



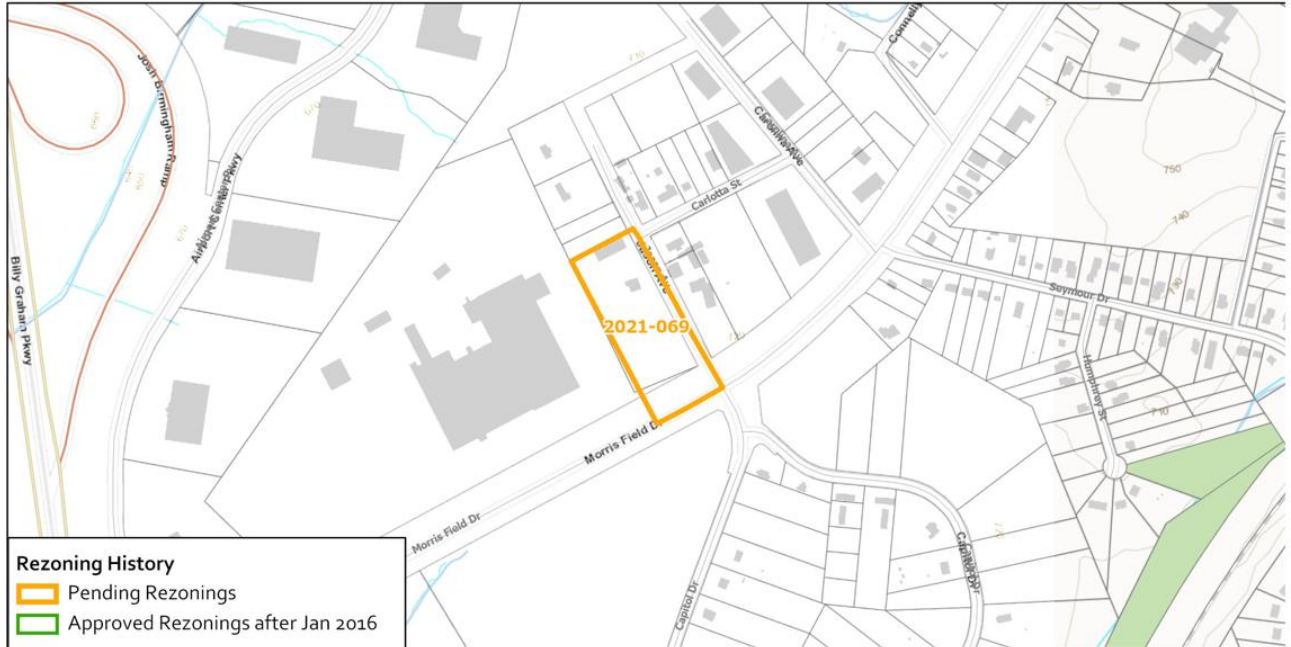
The properties to the south of the site are a mixture of vacant wooded land and single family residences.



The properties to the west of the site are developed with industrial uses.

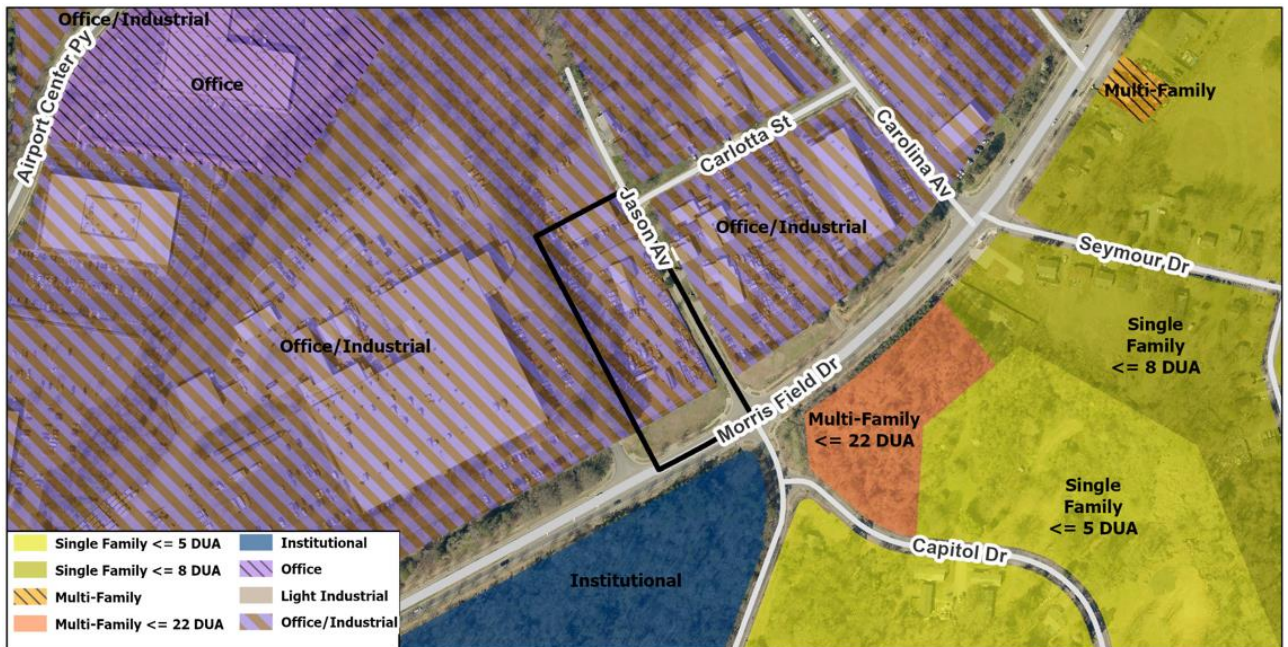


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
There are no recent rezonings in the vicinity of this site.		

• **Public Plans and Policies**



- The *Central District Plan* (adopted 1993) recommends office and industrial land uses for this site and surrounding area.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Jason Avenue, a City-maintained local street, and Morris Field Drive, a City-maintained minor thoroughfare. The site is within the boundary for the Westside Strategy Plan with no active projects near the site. Since this is a conventional rezoning request, full site plan review of ordinance requirements will occur during the land development permitting process. Chapter 19 of the City Code may apply and require the developer to provide street improvements for their frontage.
- **Active Projects:**
  - There are no active projects in the vicinity of this site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 55 trips per day (based on 5,000 SF warehouse).
    - Entitlement: 110 trips per day (based on 38,325 SF warehouse).
  - Proposed Zoning: 100 trips per day (based on 32,850 SF warehouse).

**DEPARTMENT COMMENTS** (see full department reports online)

- **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.
- **City Arborist:** 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:** No comments submitted.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908