

REQUEST	Current Zoning: I-1(CD) LLWPA, light industrial, conditional, Lower Lake Wiley Protected Area Proposed Zoning: I-1(CD) LLWPA SPA, light industrial, conditional, Lower Lake Wiley Protected Area, Site Plan Amendment
LOCATION	Approximately 26.13 acres on the northeast corner of Sam Wilson Road and West Point Drive.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition seeks to increase the allowable office/warehouse square footage from 250,000 to 320,000 by adding 70,000 square feet of floor area within the existing buildings. It also permits conversion of up to 25,000 square feet to retail and/or restaurant uses.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Northwest District Plan</i> (1991).
Property Owner	Sykes Industrial Solutions Charlotte One, LLC
Petitioner	Sykes Industrial Solutions Charlotte One, LLC
Agent/Representative	Jeff Brown/Keith MacVean/Bambi Lohr
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - The additional 70,000 square feet may be added in either existing building. This will be possible by adding new square footage by creating several new floors. The existing buildings have a 40-foot ceiling.
 - There is no increase in impervious area since the new automobile parking is being converted from existing truck parking.
 - The currently approved site plan allows for conversion of 25,000 square feet from office/warehouse to retail space. The site plan amendment would add restaurant uses within that 25,000 square feet.
- **Existing Zoning and Land Use**
The zoning surrounding the petitioned site is a mix of residential, commercial, and industrial. Across Sam Wilson Road and to the north of the site the properties are zoned R-3 and are developed with residential uses. To the east and south the properties are industrial in use and zoned I-1(CD).
- **Rezoning History in Area**
The rezoning of this site from residential to light industrial and limited retail in Petition 2007-72 is the only recent rezoning in this vicinity.
- **Public Plans and Policies**
 - The *Northwest District Plan* (1991) recommends industrial uses for this site.
 - This petition is consistent with the *Northwest District Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 2700 trips per day.
Proposed Zoning: 3270 trips per day.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No comments received.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Minimizes impacts to the City's tree canopy by preserving the previous tree save area despite the increase in intensity.
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OUTSTANDING ISSUES

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- Site Plan
- Storm Water Review

Planner: Tom Drake (704) 336-8312