

REQUEST	Current Zoning: I-1, light industrial and I-2, general industrial Proposed Zoning: I-2 (CD), general industrial, conditional
LOCATION	Approximately 14.17 acres located on the east side of Northpointe Industrial Boulevard.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to allow the expansion of some I-2 uses onto the existing I-1 property.
Property Owner	Yarbrough Realty & Management Services, Inc.
Petitioner	Yarbrough Realty & Management Services, Inc.
Agent/Representative	None
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modification:</p> <ul style="list-style-type: none"> The buffer with ligustrum and cedar trees, as negotiated with the abutting property owners, will be installed at the existing top of slope on Lot 10 and will be a minimum of ten feet in width.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Allen/Randolph</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Randolph, Rosenburgh, Simmons and Zoutewelle</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Dodson, Griffith and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Allen/Randolph	Yeas:	Allen, Randolph, Rosenburgh, Simmons and Zoutewelle	Nays:	None	Absent:	Dodson, Griffith and Walker	Recused:	None
Motion/Second:	Allen/Randolph										
Yeas:	Allen, Randolph, Rosenburgh, Simmons and Zoutewelle										
Nays:	None										
Absent:	Dodson, Griffith and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that they requested a minimum buffer width for the negotiated buffer with the neighbors. The petitioner agreed to a minimum ten-foot buffer. Staff noted that the petition is consistent with adopted plans.
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STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Northwest District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen).
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Industrial uses; however, a total of 31 allowed uses in the I-2 district have been prohibited as noted on the site plan.
 - Maximum building area not to exceed 55,500 square feet.

- Freestanding light fixtures limited to a maximum height of 30 feet.
 - Dedication of the land within the 100-foot SWIM buffer to the County for greenway purposes.
 - A buffer negotiated with the abutting property owners, containing ligustrum and cedar trees, will be installed at the existing top of slope on Lot 10.
 - **Public Plans and Policies**
 - The *Northwest District Plan* (1990) recommends industrial land uses for the subject property. The plan does not differentiate between light and heavy industrial.
 - This petition is consistent with the *Northwest District Plan*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** No issues.
 - **Park and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

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

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Tammie Keplinger (704) 336-5967