

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon the resolution of the outstanding site plan issue. This petition is consistent with the <i>Northwest District Plan</i> .
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.

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 when requested by the County.
 - A buffer negotiated the abutting property owners with ligustrum and cedar trees will be installed at the existing top of slope on Lot 10.
 - Dedication of the 100' SWIM buffer to the County for greenway purposes..
- **Existing Zoning and Land Use**
 - The I-2 portion of Lot 10 is currently used for a truck terminal. The remaining portions of the subject property are vacant. The properties to the north and east are zoned and used predominantly for single family residential purposes. The properties to the west and south are zoned a mix of I-1 and I-2 and developed with industrial uses.
- **Rezoning History in Area**
No recent rezonings have occurred in the immediate area.
- **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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
With the variety of uses allowed in I-2 zoning categories, a wide range of trip generation is possible for both the existing and proposed zoning classifications. Given the size of the site and the existing zoning there should only be minor impacts to the transportation system resulting from this rezoning petition.
 - **CDOT:** The plan should be modified to include five-foot sidewalks and eight-foot planting strips behind the existing curb along Northpointe Industrial Boulevard.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** The petitioner should dedicate the 100' SWIM buffer to the County at the time of rezoning petition approval.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Protects/restores environmentally sensitive areas by preserving the area within the SWIM buffers and floodplain.
 - Facilitates the use of alternative modes of transportation by dedicating land for greenway use which may include paths and bikeways.
 - Minimizes impacts to the City's tree canopy by exceeding the tree save requirements of the SWIM buffers by preserving additional trees in the floodplain.
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OUTSTANDING ISSUES

- The petitioner should:
 1. The plan should be modified to include five-foot sidewalks and eight-foot planting strips behind the existing curb along Northpointe Industrial Boulevard.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Site Plan
- Storm Water Review

Planner: Tammie Keplinger (704) 336-5967