

<b>REQUEST</b>	Current Zoning: B-D, distributive business Proposed Zoning: I-1, light industrial
<b>LOCATION</b>	Approximately 1.95 acres located at the southeast corner of the intersection of Interstate 485 and Interstate 77 and to the west of Statesville Road.
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the I-1 district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>Northlake Area Plan</i> .
<b>PROPERTY OWNER</b>	DavidLand, LLC
<b>PETITIONER</b>	DavidLand, LLC
<b>AGENT/REPRESENTATIVE</b>	Lorin S. Stiefel
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>North Lake Area Plan</i> and to be reasonable and in the public interest, by a vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Phipps).										
<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson/Walker</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson/Walker	Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Dodson/Walker										
Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker										
Nays:	None										
Absent:	None										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition noting that this petition was a portion of a whole parcel and there was a billboard on the current industrial zoned area. The petition is consistent with the <i>Northlake Area Plan</i> . The Committee asked if there was a billboard on the property. Staff responded that a bill board is located on the property to be rezoned.										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
  - *The Northlake Area Plan* (2008) recommends office, retail, industrial/warehouse, and distribution uses. The area plan states that any one or a combination of these uses is appropriate.
  - This petition is consistent with the *Northlake Area Plan*.
- **STAFF RECOMMENDATION (Updated)**
  - Staff agrees with the recommendation of the Zoning Committee.

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

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** No issues.
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**OUTSTANDING ISSUES**

- No issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
  - Charlotte Area Transit System Review
  - Charlotte Department of Transportation Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
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**Planner:** Michael Cataldo (704) 336-8316