
REQUEST	Current Zoning: B-2, general business Proposed Zoning: I-2(CD), general industrial, conditional
LOCATION	Approximately 1.48 acres located on the east side of Statesville Road near the intersection of Interstate 85 and Statesville Road between Boxmeer Drive and Burch Drive. (Council District 4 - Barnes)
SUMMARY OF PETITION	The petition proposes to rezone 1.48 acres to allow the reuse of an existing 16,138 square foot building with a possible area for future expansion for industrial and retail uses with accessory outdoor storage.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Northeast District Plan</i> .
PROPERTY OWNER	Kinsale Properties, LLC
PETITIONER	Kinsale Properties, LLC
AGENT/REPRESENTATIVE	Terry Brennan
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:
 - Existing 16,138 square foot building and associated parking.
 - Possible areas for future building expansion.
 - Possible area for outdoor storage.
 - Landscaping and tree plantings to screen outdoor storage area.
 - The removal of one existing driveway along Statesville Road.
 - Proposed cross-access agreement between parcels for off-street traffic management.
 - A conditional note prohibiting the following uses:
 - Abattoirs
 - Foundries
 - Junk yards
 - Power generation plant
 - Railroad freight yards
 - Marshaling yard
 - Truck Stop
 - Truck Terminal
- **Existing Zoning and Land Use**
The subject property is currently zoned B-2 and is developed with an existing commercial structure. The surrounding properties are zoned B-2, I-1(CD) and I-2 and are developed with commercial structures or are vacant.
- **Rezoning History in Area**
There have been no rezonings in the area in the past five years.
- **Public Plans and Policies**
 - The *Northeast District Plan (1996)* recommends industrial and retail uses at this location.
 - The petition is consistent with the *Northeast Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.

- **Transportation:** The petitioner should modify the existing driveways along Statesville Road and Boxmeer Drive so entering vehicles do not maneuver in the public right-of-ways.
 - **Vehicle Trip Generation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by reusing an existing building.

OUTSTANDING ISSUES

- The petitioner should:
 1. Submit an amended rezoning application updating the requested zoning district to I-2(CD).
 2. Label the square footage for the proposed future expansion areas.
 3. Remove "at will" from the landscaping note on the conditional site plan.
 4. Add a note stating trees and shrubs will be planted for the screening of the outdoor storage area.
 5. Add a note that accessory drive-thru windows will not be permitted.
 6. Place notes in the conditional site plan format.
 7. Address Charlotte Department of Transportation's comments.
 8. Label possible area for outdoor storage.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326