
REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 2.92 acres located on the north side of Pete Brown Road at the intersection of Old Statesville Road and Pete Brown Road (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes an expansion of an existing building to allow a contractor's office and storage yard and all I-1 (light industrial) uses that are permitted in the I-2 (general industrial) district.
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 PETITIONER AGENT/REPRESENTATIVE	Dominion Investments Properties, LLC Dominion Investments Properties, LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Existing 3,600-square foot, two-story commercial structure and associated parking to remain.
 - Possible area for future building expansion, outdoor storage, and parking.
 - Landscaping and tree plantings to screen possible outdoor storage area.
 - 58-foot Class "A" buffer along the northern property line.
 - Allows a contractor's office and storage yard, and all I-1 (light industrial) uses permitted in the I-2 (general industrial) district.
 - Possible additional access point along the proposed Pete Brown Road realignment.
 - **Existing Zoning and Land Use**
 - The subject property is currently zoned I-1 (light industrial) and is developed with an existing office/warehouse commercial structure. The surrounding properties are zoned B-2 (general business), MUDD-O (mixed-use development, optional), I-1(light industrial), and I-2(CD) (general industrial, conditional) and are developed with industrial and retail structures or are vacant.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends industrial uses at this location.
 - The petition is consistent with the *Northeast Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

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

- **Transportation:** The petitioner should address the following comments:
 - Provide written documentation from the city staff indicating who will build or construct the proposed driveway shown as “By City” on the site plan.
 - Remove the “optional” driveway from the site plan and add a note that additional driveways will be reviewed and approved through the driveway permit process.
 - Show location of intended access to the site via the existing Pete Brown Road alignment.
 - **Vehicle Trip Generation:**
 - Current Zoning: 330 trips per day.
 - Proposed Zoning: 40 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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. Add a note that all uses in the I-1 district allowed in the I-2 district shall be allowed along with contractor’s office with storage.
 2. Modify and place all the allowed uses in one section on the site plan.
 3. Remove the current note under lighting and use the following language: “freestanding light will be fully shielded and downwardly directed.”
 4. Limit detached lighting to 20 feet in height.
 5. Address Transportation comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities 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