
REQUEST	Current Zoning: R-3 (single family residential) and I-1(CD) (light industrial, conditional) Proposed Zoning: I-1(CD) (light industrial, conditional) and I-1(CD) SPA (light industrial, conditional, site plan amendment), with five-year vested rights.
LOCATION	Approximately 17.66 acres located on the east side of Morehead Road at the intersection of Stowe Lane and Morehead Road. (Outside City Limit)
SUMMARY OF PETITION	The petition proposes to allow the construction of 150,000 square feet of building area for the expansion of the existing Hendricks Motorsports complex.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northeast Area Plan</i> , with the exception of the portion of the subject site zoned R-3 (single family residential), which is recommended for residential land uses. However, rezoning the entire site will allow for a more cohesive site plan and organization of space for the expansion of the Hendricks Motorsports complex.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	HSREI, LLC HSREI, LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

PLANNING STAFF REVIEW

- **Background**
 - Portions of the subject properties were rezoned to I-1(CD) (light industrial, conditional) via petitions 1995-13c, 1998-51c, and 2009-062 to allow a maximum of 148,000 square feet of warehouse and motorsports related accessory uses.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Allow an additional 150,000 square feet of building area in affiliation with the Hendricks Motorsports complex.
 - Five-year vested rights.
 - Proposed building to be used predominantly for storage of cars and other materials and products and may include other uses such as meeting and office space; and, tenant space for related uses and vendors; and other related uses.
 - Uses that will be prohibited include:
 - Petroleum storage facilities;
 - Junk yard;
 - Medical waste disposal;
 - Adult establishments;
 - Railroad freight yards;
 - Abattoir;
 - Construction and demolition landfills as a principal use;
 - Foundries;
 - Quarries;
 - Raceways or drag strips;
 - Waste incinerators;
 - No outdoor storage to be permitted on any portion of the site that fronts along or is within 100 feet of Stowe Lane or Morehead Road.
 - A 38-foot Class "A" buffer with berm provided along project frontages on Morehead Road and Stowe Lane.

- A 78-foot Class "A" buffer provided abutting residential uses and/or zoning.
 - All freestanding lights will have full cut-off fixtures, will be fully shielded and downwardly directed, and will be limited to a height of 30 feet.
 - Access to the site provided via Union School Road and Stowe Lane.
 - **Existing Zoning and Land Use**
 - The property included in the rezoning is developed with a single family home, warehouse buildings affiliated with the motorsports complex, and vacant land.
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Northeast Area Plan* (2000) recommends industrial and a mix of retail, industrial and office uses for the parcels zoned I-1(CD) (light industrial, conditional), and residential uses up to four dwelling units per acre for the parcels zoned R-3 (single family residential).
 - The petition is consistent with the *Northeast Area Plan*, with the exception of the portion of the subject site zoned R-3 (single family residential), which is recommended for residential land uses. However, rezoning the entire site will allow for a more cohesive site plan and organization of space for the expansion of the Hendricks Motorsports complex.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
 - Current Zoning: 650 trips per day.
 - Proposed Zoning: 530 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:** Include a tree survey showing all eight (8) inches or greater dbh (diameter at breast height) and all planted trees two (2) inches caliper or greater in City road right-of-way and all trees eight (8) inches or greater dbh (diameter at breast height) in tree protected zones (setbacks abutting all public streets). Show tree save areas for current undeveloped parcels. Include tree protection plan for all tree protection zones and tree save areas.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** 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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Under Permitted uses, the end of the second sentence which reads, "...and other related uses" needs to be clarified or removed from the site plan.
 2. Address Engineering comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services 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

Planner: Claire Lyte-Graham (704) 336-3782