

REQUEST	Current Zoning: I-1(CD) (light industrial, conditional) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 95.67 acres located on the east side of Statesville Road, north of Old Statesville Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial) zoning district on parcels currently used as the Metrolina Expo.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	GAH International Ltd.; Metrolina Mini Storage, LLC Linda Pistone Collin Brown, K&L Gates
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be inconsistent with the <i>Northeast District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends retail as amended by rezoning petition 2009-052. <p>However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The surrounding land uses are primarily industrial/warehouse distribution centers, and the <i>Northeast District Plan</i> supports redevelopment of the area for light industrial and/or business park uses to enhance this area as a major employment center; and • The area is part of the North Growth Corridor as per the <i>Centers Corridors & Wedges Growth Framework</i>, and is served by I-77, major highways, and railroads. These major transportation facilities support the industrial and warehouse/distribution uses allowed in the I-1 (light industrial) district; and • While the proposed I-1 district is not consistent with the current plan recommendation for retail, which resulted from rezoning petition 2009-052, this industrial district is consistent with the recommended industrial land use originally identified in the <i>Northeast District Plan</i>, for this site and the surrounding industrial area; <p>By a 7-0 vote of the Zoning Committee (motion by Wiggins seconded by Eschert).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Wiggins / Sullivan Yeas: Dodson, Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: None Recused: None
-------------	---

ZONING COMMITTEE DISCUSSION Staff presented this conventional rezoning request to the Zoning Committee. Staff noted that this petition is inconsistent with the *Northeast District Plan*. There was no further discussion.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Proposed Request Details**

- This is a conventional rezoning petition, which applies all the standards, regulations and uses in the I-1 (light industrial) zoning district. The I-1 (light industrial) district is designed to create and protect industrial areas for light manufacturing and the distribution of wholesale products. Uses permitted in the I-1 district by-right and under prescribed conditions in addition to light manufacturing and distribution include: automotive sales and repair; boat and ship sales and repair; financial institutions up to 70,000 square feet; hotels and motels; manufactured housing sales; offices up to 400,000 square feet; retail establishments; shopping centers and businesses; personal and recreational services up to 70,000 square feet; theatres, motion picture; child care centers; day labor service agencies; and homeless shelters.

• Public Plans and Policies

- The *Northeast District* Plan (1996), as amended by rezoning petition 2009-052, recommends retail land uses for this site.
- Prior to the 2009 petition, the land use recommendation for this site was for industrial uses.

• TRANSPORTATION CONSIDERATIONS

- This petition effectively removes the conditional site plan and reverts to the former I-1 zoning district. A wide variety of uses are allowed under the I-1 zoning district. Depending on the type and intensity of uses that may be proposed under this district, CDOT may require improvements along Old Statesville Road and/or Statesville Road during the permitting process. The site may also trigger subdivision ordinance requirements to create new streets to be constructed on the site.
- **Vehicle Trip Generation:**
Current Zoning: 4,600 trips per day (based on a variety of entertainment uses).
Proposed Zoning: 6,600 trips per day (based on 950,000 square feet of light industrial).

DEPARTMENT COMMENTS (see full department reports online)

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

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review