

REQUEST	Current Zoning: R-4 (single family residential) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 7.75 acres locate at the end of Distribution Center Drive off Statesville Avenue near the intersection of Interstate 77 and Interstate 85. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to rezone a vacant parcel in the Crosspoint Industrial Business Park to allow all uses in the I-1 (light industrial) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Estate of Nancy C. James Robert Keziah N/A
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Northeast District Plan</i> recommendation for industrial uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is a vacant parcel, zoned residential, and surrounded by an existing industrial park and Interstate 77. • Residential development is not likely to be developed considering the site is immediately surrounded by office/warehouse uses. • However, the site is served by I-77 and I-85/Statesville Road, and these major transportation facilities support the industrial and warehouse/distribution uses allowed in the I-1 (light industrial) district.
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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.
 - Uses that are allowed in the I-1 (light industrial) district include: hotels/motels, theatres, financial institutions (up to 70,000 square feet), automobile sales and repair, and manufactured housing sales.
 - The R-4 (single family residential) zoning district generally allows detached dwellings, farms, highway and railroad rights-of-way, and parks, greenways, and arboretums. Examples of uses that are allowed in the R-4 district under prescribed conditions include: adult care homes, bed and breakfasts, boarding houses, cemeteries, dwellings, attached and duplex, elementary and secondary schools, religious institutions, and public utility structures.
- **Existing Zoning and Land Use**
 - The subject property is currently vacant and surrounded to the north, east, and south by buildings located within the Crosspoint Industrial Business Park which is zoned I-1(CD) (light industrial, conditional) via rezoning petitions 1989-093 and 1999-092. Conditions placed on these developments pertained to building square footage, screening along Interstates 77 and 85, signage, and prohibition of certain uses.
 - East of the industrial park is scattered residential development zoned R-4 (single family residential).
 - The rezoning site's west property line abuts Interstate 77. Further west, across Interstate 77, is undeveloped acreage and scattered residential development zoned R-4 (single family residential), O-1(CD) (office, conditional), and MX-2 (mixed use).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Northeast District Plan* (adopted 1996) recommends industrial land uses for this site and the surrounding area. The plan adds that the land bounded by the interchange and west of Statesville Road north to Cindy Lane should develop with light industrial, office, or business park uses.
- **TRANSPORTATION CONSIDERATIONS**
 - This petition is for a conventional rezoning. CDOT will ensure compliance with applicable development requirements as part of the land development permitting process.
 - See Advisory Comments Notes 1 and 2.
 - **Vehicle Trip Generation:**
 - Current Zoning: 270 trips per day (based on 23 single family units).
 - Proposed Zoning: 55 trips per day (based on 7,750 square feet of industrial uses)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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.
- **Charlotte Water:** See Advisory Comments, Note 3.
- **Engineering and Property Management:** See Advisory Comments, Note 4.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

ADVISORY COMMENTS

1. CDOT recommends the Petitioner consider connecting Lynch Drive to Distribution Center Drive as a local Industrial Street typical section (see CLDSM U-06, 13) to provide access to the site. Connecting these two streets would provide needed connectivity and street network in this industrial area.
2. The petitioner should contact Ms. Wendy Taylor with NCDOT at 980-523-0000 to determine if NCDOT needs additional right-of-way for future I-77 transportation improvements along the site's western property line.
3. Charlotte Water currently does not have water or sewer system availability for the parcel under review. The closest existing water main is located approximately 1,800 feet southeast of the southern corner of the property on Distribution Center Drive. The closest existing sewer main is located approximately 400 feet southeast of the southern corner of the property on Distribution Center Drive. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to water and sewer connections.
4. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.

Attachments Online at www.rezoning.org

- Application
- 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

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