

<b>REQUEST</b>	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
<b>LOCATION</b>	Approximately 3 acres located on the east side of Statesville Road between Reames Road and Metromont Parkway. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the I-2 (general industrial) zoning district on a portion of a vacant parcel generally surrounded by acreage zoned I-2 (general industrial). The site is generally surrounded by a mix of warehouse, hotel and commercial uses and is located east of Northlake Mall, Interstate 77 and north of West WT Harris Boulevard.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Couchell Investment Company, LLC JRE Real Estate, LLC Robertson & Associates, P.A.
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be consistent with the <i>Northlake Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends industrial/warehouse/distribution land use.</li> </ul> </li> <li>• Therefore, 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: <ul style="list-style-type: none"> <li>• The site is in a Growth Corridor as per the <i>Centers, Corridors, and Wedges Growth Framework</i>; and</li> <li>• The property is surrounded by existing industrial zoning and uses allowed in the industrial districts; and</li> <li>• The adopted plan recommends industrial future land uses for this site;</li> </ul> </li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Majeed seconded by Eschert).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Eschert / Majeed Yeas: Eschert, Labovitz, Majeed, Sullivan, and Wiggins Nays: None Absent: Lathrop, Spencer, and Watkins Recused: None
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<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this conventional rezoning request to the Committee. A Commissioner inquired about the reason for the rezoning. It was noted that the I-2 (general industrial) zoning district allows more intensive uses and allows for more outdoor storage.  Staff noted that this petition is consistent with the <i>Northlake Area Plan</i> . There was no further discussion of this request.
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<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.
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(Pre-Hearing Analysis online at [www.rezoning.org](http://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-2 (general industrial) zoning district. Uses that are allowed in the I-2 (general industrial) district that are not allowed in the I-1 (light industrial) district include: airports; heliports and helistops, unlimited; power generation plants; railroad freight yards, repair shops and marshalling yards; theatres, drive-in motion picture; truck stops; truck terminals; utility operations centers; and warehousing. The I-2 (general industrial) district allows less square footage than I-1 (light industrial) for the following uses: financial institutions; offices; retail establishments, shopping centers, business, personal and recreational services; and government buildings.

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends industrial/warehouse/distribution land uses for this site and the surrounding area.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major thoroughfare. This petition will not significantly increase the amount of traffic generated by the site and CDOT has no concerns with this petition at this time.
- **Vehicle Trip Generation:**  
Current Zoning:
  - Existing Uses: 0 trips per day (based on vacant property).
  - Entitlements: 100 trips per day (based on 28,800 square feet of warehouse uses).Proposed Zoning: 155 trips per day (based on 43,200 square feet of warehouse uses).

### DEPARTMENT COMMENTS (see full department reports online)

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

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### OUTSTANDING ISSUES

- None.

### Attachments Online at [www.rezoning.org](http://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 Fire Department 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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