

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
LOCATION	Approximately 3 acres located on the east side of Statesville Road between Reames Road and Metromont Parkway. (Council District 2 - Austin)
SUMMARY OF PETITION	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 W. WT Harris Boulevard.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Couchell Investment Company, LLC JRE Real Estate, LLC Robertson & Associates, P.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>Northlake Area Plan</i> recommendation for industrial/warehouse/distribution land use.</p> <p><u>Rationale for Recommendation</u> Staff recommends approval of this petition.</p> <ul style="list-style-type: none"> • The site is in a Growth Corridor as per the <i>Centers, Corridors, and Wedges Framework</i>; and • The property is surrounded by existing industrial zoning and uses allowed in the industrial districts; and • The adopted plan recommends industrial future land uses for this site.
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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-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.
- **Existing Zoning and Land Use**
 - The rezoning site is a portion of a 7.12-acre parcel with a creek that runs through the middle from north to south. The entire acreage was rezoned from I-2 (general industrial) to I-1 (light industrial) via rezoning petition 2008-091 in order to allow all uses permitted in the I-1 (light industrial) zoning district.
 - The site is generally surrounded by offices and warehouses to the north, east, and south on properties zoned I-2 (general industrial).
 - West, across Statesville Road are hotels, commercial uses, and offices on properties zoned CC (commercial center) and I-1 (light industrial).
 - 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 *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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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Department Comments
 - Charlotte Area Transit System 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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