

REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 4.97 acres located on the northeast corner of Nations Ford Road and Old Hebron Road. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial district) on a vacant parcel abutting the industrial area east of the Windsong Trails neighborhood and the CPCC Harper Campus.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Baxter-Bowers Properties LLC, Tri-Baxter Properties LLC Steve Young Peter Katz
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be inconsistent with the <i>Southwest 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 multi-family use. <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 subject property is located on Old Hebron Road, a dead end street off of Nations Ford Road; and • With the exception of the subject property zoned R-17MF (multi-family residential), the properties on Old Hebron Road are occupied entirely by industrial, office/industrial and vocational school uses in O-1 (office), I-1 (light industrial) and I-2 (general industrial) zoning; and • Abutting the site to the north, is a large land holding zoned R-17MF (multi-family residential) and in long-term use for radio transmission towers; and • The site is appropriate for the proposed I-1 (light industrial) zoning in light of the surrounding industrial, utility, office and institutional uses; <p>By a 5-0 vote of the Zoning Committee (motion by Wiggins seconded by Fryday).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Wiggins / Fryday Yeas: Fryday, McClung, Spencer, Watkins, Wiggins Nays: None Absent: Lathrop, Majeed Recused: None
-------------	---

ZONING COMMITTEE DISCUSSION Staff provided a summary of the petition and noted that the petition was inconsistent with the adopted land use plan but consistent with the existing land use in the area. 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.
 - 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.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends multi-family residential use for the subject property.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the unsignalized intersection of a minor thoroughfare and a dead end local street. The CPCC Harper Campus and a City intersection improvement project are nearby. Therefore, CDOT's goals in this area include improvement of pedestrian and bike facilities and developing more street network. There is no existing curb and gutter or sidewalk on the site's Old Hebron Road frontage and these facilities may not be required during permitting.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant site).
 - Entitlement: 620 trips per day (based on 82 multi-family units).
 - Proposed Zoning: 170 trips per day (based on 48,260 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 issues.
- **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:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Nations Ford Road and a six-inch water distribution main located along Old Hebron Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Old Hebron Road.
- **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
- Site Plan
- Community Meeting Report
- 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 Parks and Recreation Review
 - Transportation Review