

<b>REQUEST</b>	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: I-1 (light industrial)
<b>LOCATION</b>	Approximately 4.97 acres located on the northeast corner of Nations Ford Road and Old Hebron Road. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Baxter-Bowers Properties LLC, Tri-Baxter Properties LLC Steve Young Peter Katz
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The proposed I-1 (light industrial) zoning is inconsistent with the <i>Southwest District Plan</i> recommendation for multi-family residential use.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject property is located on Old Hebron Road, a dead end street off of Nations Ford Road.</li> <li>• 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.</li> <li>• 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.</li> <li>• The site is appropriate for the proposed I-1 (light industrial) zoning in light of the surrounding industrial, utility, office and institutional uses.</li> </ul>
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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.
- **Existing Zoning and Land Use**
  - The site is a vacant, zoned R-17MF (multi-family residential), and located on Old Hebron Road, a dead-end street terminating on the east end at Kings Branch.
  - Abutting to the north is a 19-acre tract occupied by radio transmission towers and equipment facilities in place since 1932.
  - Abutting the subject site to the east and extending eastward on both sides of Old Hebron Road are industrial buildings and active outdoor industrial activities zoned I-2 (general industrial).
  - Across Old Hebron Road to the south is an industrial site zoned I-1 (light industrial) and two properties facing Nations Ford Road zoned O-1 (office) in use for warehousing and career training purposes.
  - To the west across Nations Ford Road is a vacant tract zoned B-D(CD) (distributive business, conditional; just north of that is land zoned INST (institutional) owned by CPCC intended for community college expansion. Just south is an apartment property zoned R-17MF (multi-family residential) and a City fire station, also zoned R-17MF (multi-family residential).

- See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - Recent rezonings approved in the area include:
    - Petition 2016-104 rezoned 18.7 acres along West Hebron Street to O-1 (office) and INST (institutional).
- **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 8-inch water distribution main located along Nations Ford Road and a 6-inch water distribution main located along Old Hebron Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing 8-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.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department Review
  - Charlotte Water
  - Charlotte-Mecklenburg Storm Water Services Review
  - Engineering and Property Management Review
  - Mecklenburg County Park and Recreation Department Review
  - Transportation Review

**Planner:** John Kinley (704) 336-8311