

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 5.8 acres located at the northern end of Cressida Drive east of South Boulevard and west of Sharonbrook Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow any I-2 uses that are also permitted in I-1 district plus a contractor's office and accessory storage including the storage of construction equipment for the developed site off South Boulevard north of I-485 and south of Sharon Road West.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Doggett, LLC Doggett Concrete, Inc. Walter Fields, Walter Fields Group, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none">• The Zoning Committee found this petition to be inconsistent with the long-term vision of the <i>Sharon & I-485 Transit Station Area Plan</i>. However, the Committee found the petition to be consistent with the plan provision for ongoing business and industrial operations based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The plan recommends a transition to mixed use transit supportive land uses; and• The plan recommends that ongoing businesses and industrial operations retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment.• 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">• The existing contractor's office and storage yard located on the subject property were established in 1998. The storage yard area has expanded gradually over the years. The rezoning would allow the existing use, including the storage yard, to continue to operate; and• The rezoning would bring the existing use into conformity and would require the installation of the required buffers adjacent to the single family homes to the rear, as well as screening from the public street; and• As a result of this rezoning, the building and parking area will be separated from the single family parcels by a distance of 100 feet including a 76-foot Class A buffer and a 15-foot sewer easement, plus nine additional feet running along a stream; and• There are a number of automotive dealerships and repair shops in the area and along Cressida Drive with large parking lots with vehicle storage, and the proposed use is comparable to these uses; <p>By a 6-0 vote of the Zoning Committee (motion by Sullivan seconded by Majeed).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Land Use</u></p> <ol style="list-style-type: none"> 1. Clarified the allowed uses by modifying Notes 2 and 3 to say “The site may be used for any I-2 uses that are also permitted in I-1 district plus a contractor’s office and accessory storage including the storage of construction equipment.” <p><u>Transportation</u></p> <ol style="list-style-type: none"> 2. Revised the site plan notes to state that an eight-foot planting strip and six-foot sidewalk would be provided across the site frontage. <p><u>Requested Technical Revisions Site and Building Design</u></p> <ol style="list-style-type: none"> 3. Removed the “10-foot setback” label and line abutting the single family homes from the site plan as the provided 100-foot buffer line takes precedence. 4. Changed the line symbology for the 35-foot post construction buffer so that is more easily distinguished from the buffer/building/parking envelope line. 5. Replaced “no wall pak type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted” with “architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.” <p><u>Transportation</u></p> <ol style="list-style-type: none"> 6. Revised the site plan to add a note specifying the dedication and fee simple conveyance of all rights-of-way to the City before the site’s first building certificate of occupancy is issued with right-of-way set at two feet behind the sidewalk. 7. Changed a label and note reference to the driveways to clarify that the site is served by two existing driveways (one on each parcel). <p><u>Environment</u></p> <ol style="list-style-type: none"> 8. Added a note that the petitioner would submit a tree survey for all trees two-inches or larger located in the rights-of-way of all streets if any are present and would include all trees eight inches or larger in the setback if any are present.
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VOTE

Motion/Second:	Majeed / Sullivan
Yeas:	Fryday, Majeed, McClung, McMillan, Spencer, Sullivan
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted the changes since the public hearing and that there were no outstanding issues. Staff stated that the petition was inconsistent with the long term vision of the plan for transit-supportive uses; however, the plan recommends the continuation of existing uses and zoning until the property owners are ready for redevelopment. 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**
The site plan accompanying this petition contains the following provisions:
 - Allows any I-2 (general industrial) uses that are also permitted in I-1 (light industrial) district plus a contractor’s office and accessory storage including the storage of construction equipment.
 - Provides vehicular access to Cressida Drive via two existing driveways.

- Provides a 100-foot separation between the building/parking envelope and the single family properties fronting Sharonbrook Road. The 100-foot separation includes a 76-foot Class A buffer and 15-foot sanitary sewer easement, plus nine additional feet of distance.
- Specifies that existing buildings on the site are allowed to remain and are allowed to expand, and new buildings are allowed within the requirements of the Zoning Ordinance.
- Commits to installing a landscape screen along the front of the site to screen the outdoor storage areas from Cressida Drive.
- Specifies that new freestanding lighting will utilize full cut-off luminaries, limits the height of freestanding lighting to 30 feet, and specifies that no lighting will be installed within 100 feet of any property with residential use.
- **Public Plans and Policies**
 - The *Sharon & I-485 Transit Station Area Plan* (2009) calls for a long term transition to mixed use transit-supportive land uses in the vicinity of the subject parcel. The plan makes a specific provision for ongoing businesses and industrial operations to retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the end of a cul-de-sac on a local street. The site plan commits to construction of standard planting strip and sidewalk across the site frontage (approximately 70 feet) tying in to existing sidewalk along Cressida Drive that leads to the signalized intersection of South Boulevard and Westinghouse Boulevard.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 340 trips per day (based on warehousing).
 - Entitlement: 340 trips per day (based on warehousing).
 - Proposed Zoning: 340 trips per day (based on warehousing).

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 Water:** Charlotte Water has water system availability via an existing six-inch water distribution main located along Cressida Drive. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Cressida Drive. There is also an existing eight-inch gravity sewer main located on parcels 20701118 and 20701119, going from the northern portion of the rezoning boundary to the southeast.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of Cressida Drive (and any and all newly created public streets) without permission of the City Arborist's office. Note: plans submitted during the land development permitting process will not be approved until a permit for the removal of a right-of-way tree is obtained.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **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 Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: John Kinley (704) 336-8311