

REQUEST	Current Zoning: BP (business park) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 3.415 acres located on the north side of Vance Davis Drive east of Twin Lakes Parkway and south of Interstate 485. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial) district in an existing building in Twin Lakes Business Park, located just south of Interstate 485 and east of Interstate 77.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	BAMA Property Holdings, LLC GodSpeed Motors Walter Fields
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>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:</p> <ul style="list-style-type: none"> • The plan recommends office/warehouse land use uses for the subject site. <p>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:</p> <ul style="list-style-type: none"> • The adopted land use calls for office/warehouse uses, as allowed in the proposed I-1 industrial zoning district. • The site and surrounding area are already developed as light industrial uses allowed under the BP zoning district. • The I-1 district will allow uses such as auto sales that are not permitted in the BP (business park) district. • The site backs up to I-485, with no residential uses in close proximity. <p>By a 7-0 vote of the Zoning Committee (motion by Wiggins seconded by Fryday).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
VOTE	<p>Motion/Second: Fryday/ Watkins Yeas: Fryday, Lathrop, Majeed, McClung, Spencer, Watkins, and Wiggins Nays: None Absent: None Recused: None</p>
ZONING COMMITTEE DISCUSSION	Staff presented this conventional request to the Committee and noted that it is consistent with the <i>Northlake Area Plan</i> . There was no discussion of this petition.
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 with no associated site plan.

- The I-1 (light industrial) district is designed to create and protect industrial areas for light manufacturing and the distribution of wholesale products. Uses permitted in the I-1 district by-right and under prescribed conditions in addition to light manufacturing and distribution include: automotive sales and repair; boat and ship sales and repair; financial institutions up to 70,000 square feet; hotels and motels; manufactured housing sales; offices up to 400,000 square feet; retail establishments; shopping centers and businesses; personal and recreational services up to 70,000 square feet; theatres, motion picture; child care centers; day labor service agencies; and homeless shelters.

- **Public Plans and Policies**

- The *Northlake Area Plan* (adopted 2008) recommends office and warehouse uses for this site and the surrounding area.

- **TRANSPORTATION CONSIDERATIONS**

- This site is located on Vance Davis Drive and is in a corridor outside of Route 4. The site is within the study area of the *Northlake Area Plan*. The site is located on a major collector and the proposed land use will substantially decrease the current zoning's projected daily trips.

- **Vehicle Trip Generation:**

- Current Zoning:
 - Existing Use: 130 trips per day (based on 37,450 square feet of warehouse uses).
 - Entitlement: 3,300 trips per day (based on 32,900 square feet of retail uses).
- Proposed Zoning: 120 trips per day (based on 32,900 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:** In relation to the parcel under review, Charlotte Water has water system availability via an existing 16-inch water transmission main located along Vance Davis Drive.
- Charlotte Water currently does not have sewer system availability for the parcel under review. The closest available sewer main is approximately 490 feet West of parcel 025-06-308 at the intersection of Twin Lakes Parkway and Vance Davis Drive. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right of way of Vance Davis Drive without permission of the City Arborist's office. The petitioner must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, the survey shall include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site must comply with Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782