

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.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the adopted office/warehouse land use designation as per the <i>Northlake Area Plan</i>.</p> <p><u>Rationale for Recommendation</u></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.
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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.
 - 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.
- **Existing Zoning and Land Use**
 - The site is developed with a 37,450-square foot warehouse built in 1997 in the Twin Lakes Business Park.
 - North of the site is Interstate 485, automotive sales and warehouse distribution uses, and vacant land zoned BP (business park) and I-1(CD) (light industrial, conditional).
 - East are a detention pond and an office/warehouse/distribution building within Twin Lakes Business Park zoned BP (business park).
 - South and west are distribution/office/warehouse uses and vacant land within Twin Lakes Business Park zoned BP (business park), BD(CD) (distributive business, conditional), I-1 (light industrial), and I-2 (general industrial).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2013-087 rezoned approximately 20.47 acres located on the west side of Twin Lakes Parkway between Vance Davis Drive and Statesville Road from BP (business park) to I-1 (light industrial) to allow all uses in the I-1 (light industrial) zoning district.

- **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 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.

OUTSTANDING ISSUES

- None.
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Attachments Online at www.rezoning.org

- Application
- 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

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