

REQUEST	Current Zoning: BP (business park) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 5.14 acres located at the northeast intersection of Vance Davis Road and Twin Lakes Parkway and East of Statesville Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial) district on a developed site in Twin Lakes Business Park, located just south of Interstate 485 and east of Interstate 77.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Tariff Group, Inc. Cheer Athletics C. Matthew Jones, M.A., P.E.
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 recommends 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 under the BP zoning district. • The I-1 district will allow uses that are not allowed in the BP (business park) district. • The site backs up to I-485, with no residential uses in close proximity. • Rezoning petition 2017-063, to rezone the property which is adjacent to this site from BP (business park) to I-1 (light industrial), was also recommended for approval in May 2017.
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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 51,927 square foot building constructed in 1993.
 - 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 an office/warehouse/distribution building zoned BP (business park) and detention ponds.
 - 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**
 - Petition 2017-063 proposes to rezone the abutting 3.415-acre parcel to the east from BP (business park) to I-1 (light industrial) district. The City Council is tentatively scheduled to make a decision on this request at its June 19, 2017 rezoning meeting.
- **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends office and warehouse uses for the site and surrounding industrial park.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the unsignalized intersection of major collectors and the proposed land use will substantially decrease the current zoning's projected daily trips.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 190 trips per day (based on 51,900 square feet of warehouse uses).
 - Entitlement: 2,200 trips per day (based on 51,400 square feet of retail uses).
 - Proposed Zoning: 180 trips per day (based on 51,400 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 Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 16-inch water transmission main located along Vance Davis Drive and an existing 12-inch water distribution main located along Twin Lakes Parkway. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Twin Lakes Parkway.
- **Engineering and Property Management:**
 - **Arborist:** 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 issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- 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 Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Park and Recreation Department Review
 - Transportation Review