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
Tariff Group, Inc.

PETITIONER
Cheer Athletics

AGENT/REPRESENTATIVE
C. Matthew Jones, M.A., P.E.

COMMUNITY MEETING
Meeting is not required.

STAFF RECOMMENDATION
Staff recommends approval of this petition.

Plan Consistency
The petition is consistent with the adopted office/warehouse land use designation as per the Northlake Area Plan.

Rationale for Recommendation
- 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.

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 (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](http://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

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