

REQUEST	Current Zoning: INST (institutional) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 4.42 acres located east of Nations Ford Road, north of E. Hebron Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Victory Christian Center Inc. Victory Christian Center Inc. Brooks Whiteside

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the office/institutional recommendation from the <i>Southwest District Plan</i>, which was amended by a 2006 rezoning.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Although the adopted plan currently recommends office and institutional uses, the adopted plan previously recommended office and industrial uses prior to the plan change resulting from the 2006 rezoning. • The property is located on East Hebron Street and Nations Ford Road in an area with primarily industrial and institutional uses. • Light industrial/warehouse uses allowed in the proposed I-1 zoning will be consistent and compatible with the surrounding development.
---------------------------------	---

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; commercial outdoor amusement; financial institutions up to 70,000 square feet; hotels and motels; 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 subject property is improved with a warehouse building that was previously occupied by an institutional use, but is now vacant.
 - Abutting the site to the north is an office/industrial building also zoned INST (institutional) and still in use for office and career training purposes. Abutting to the east are industrial buildings and active outdoor industrial activities zoned I-2 (general industrial).
 - To the west across Nations Ford Road are a City fire station and an apartment property, both zoned R-17MF (multi-family residential).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Recent rezonings approved in the area include:
 - Petition 2016-104 rezoned 18.7 acres along West Hebron Street west of the subject parcel from B-1(CD) (general business, conditional) and INST (Institutional) to O-1 (office) and INST (institutional).
 - Petition 2017-020 rezoned 4.97 acres a block north of the subject parcel from R-17MF

(multifamily residential) to I-1 (light industrial).

- **Public Plans and Policies**

- The *Southwest District Plan* (1991), as modified by the prior rezoning petition 2006-163 recommends office /institutional use for the subject property, reflecting the proposed use at the time. Prior to that rezoning, the plan recommended office and industrial uses.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the signalized intersection of two minor thoroughfares. During permitting, CDOT will look for opportunities to replace back of curb sidewalk and preserve space for bike facilities.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 140 trips per day (based on 39,540 square feet of warehouse use).
Entitlement: 3,254 trips per day (based on 90,060 square feet of medical office).
Proposed Zoning: 150 trips per day (based on 41,000 square feet of warehouse use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood 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:** In relation to the parcel under review, Charlotte Water has water system availability for the rezoning boundary via existing eight-inch water distribution mains located along East Hebron Street and Nations Ford Road. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along East Hebron Street and Nations Ford Road.
- **Engineering and Property Management:**
 - **Arborist:** Trees cannot be removed from or planted in the right of way of all City of Charlotte maintained streets (Nations Ford Road and Hebron Street) without explicit authorization from the City Arborist or his designee.
 - **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 Park and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools 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 Review
 - Transportation Review