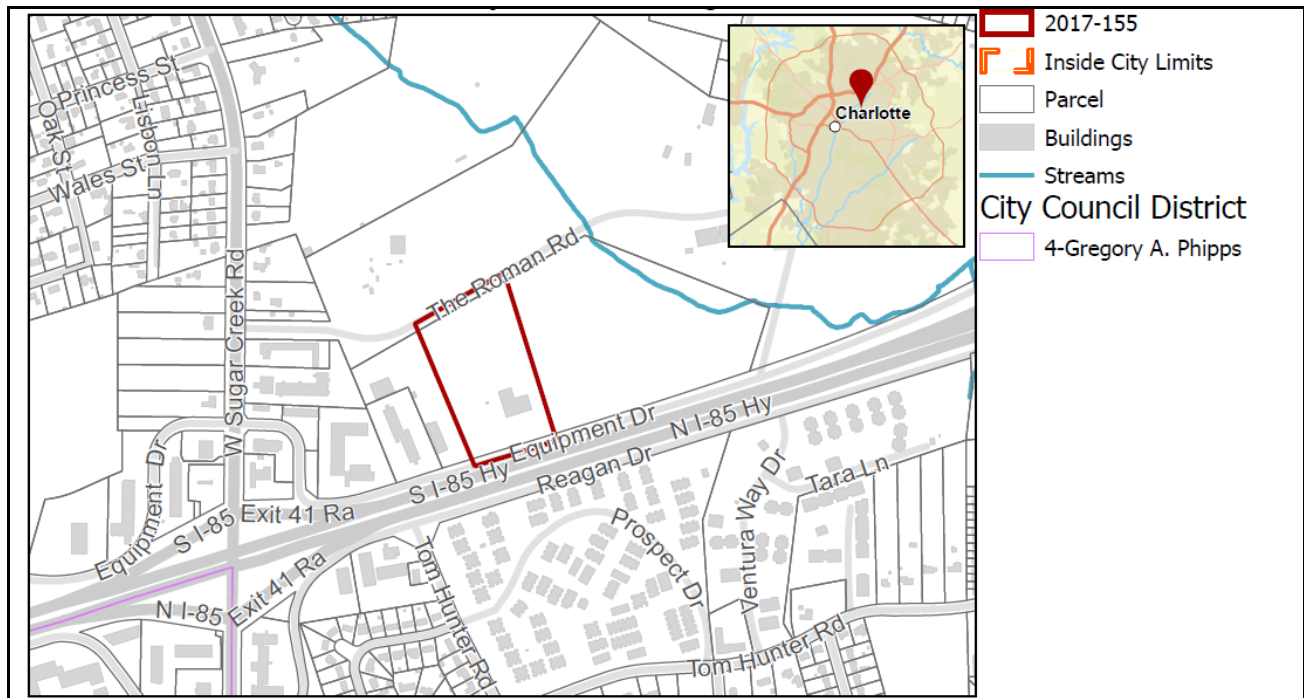


REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 8.693 acres located on the north side of Equipment Drive (I-85 access road), east of West Sugar Creek Road. (Council District 4 - Phipps)



SUMMARY OF PETITION

The petition proposes to allow most uses in the I-2 district which are also allowed in the I-1 district, including outdoor storage.

PROPERTY OWNER

Scouts, LLC

PETITIONER

Scouts, LLC

AGENT/REPRESENTATIVE

John Carmichael / Ty Shaffer, Robinson, Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Northeast District Plan* recommendation for industrial use.

Rationale for Recommendation

- The proposed request is consistent with the area plan recommendation.
- The site is located along an interstate service road in a commercial area with industrial and hotel uses.
- The existing I-1(CD) (light industrial, conditional) zoning allows industrial use of the property, with some exceptions.
- The proposed conditional zoning allows the additional use of outdoor storage limited to the area behind the buildings.
- Outdoor storage will be separated from the institutional use and zoning along Roman Drive at the rear of the site by a 100-foot Class B undisturbed buffer.

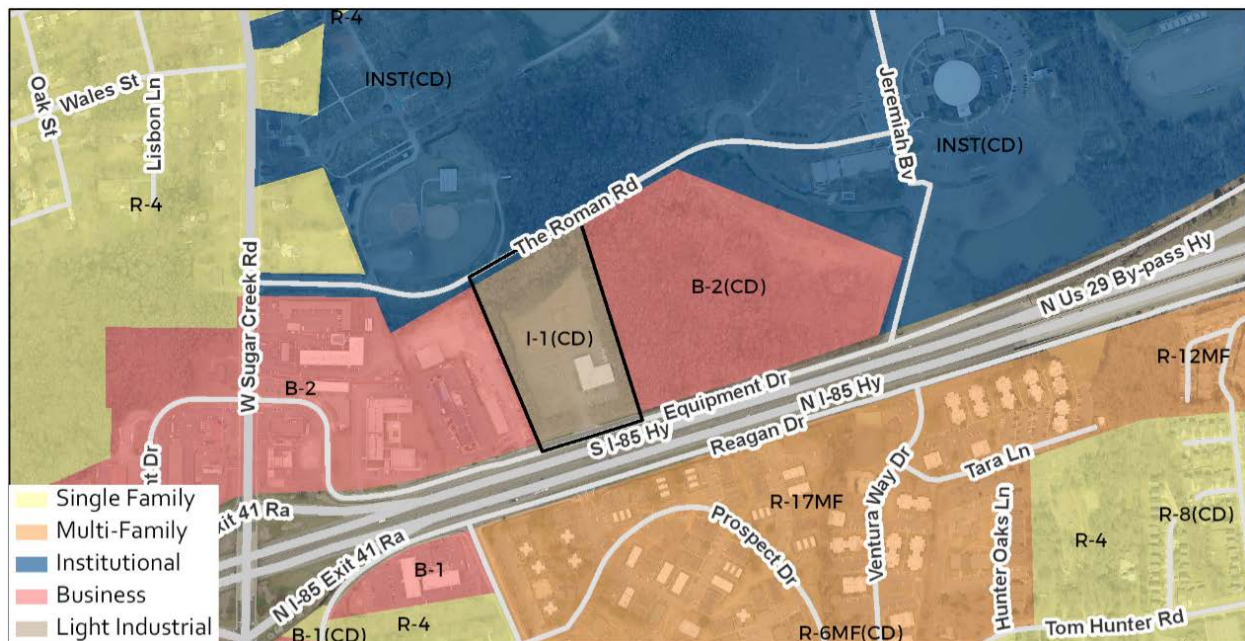
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

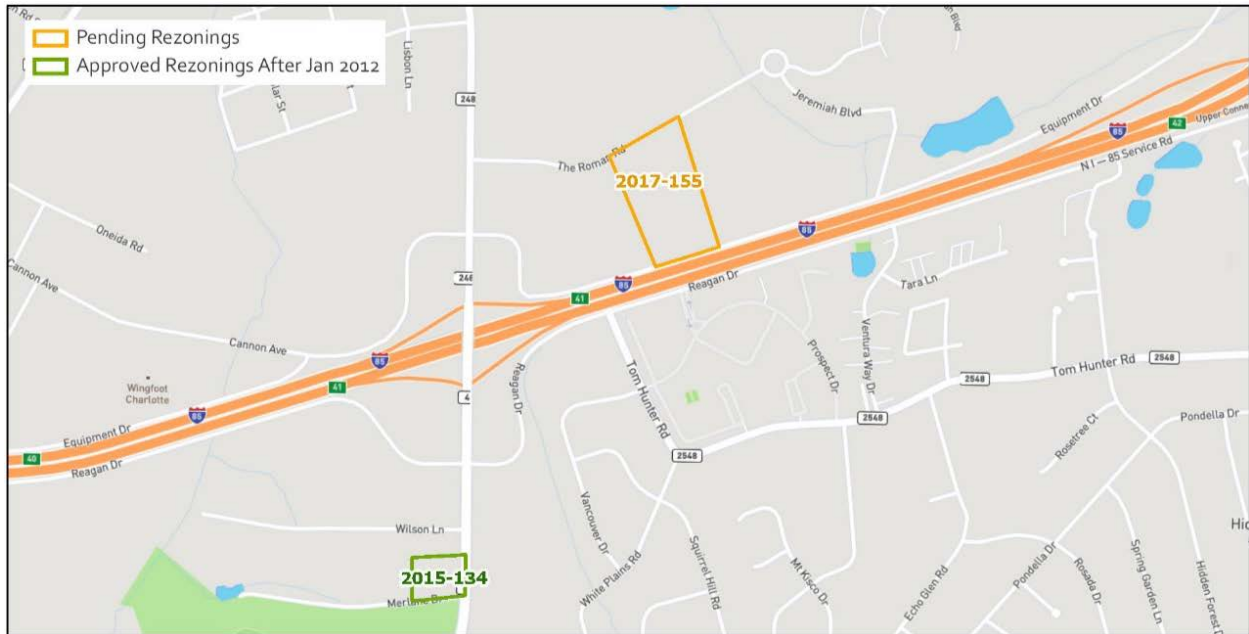
- Allows the site to be devoted to any use allowed in the I-2 (general industrial) zoning district which is also allowed in the I-1 (light industrial) district with the exception of the following prohibited uses:
 - Motels and hotels
 - Fast food restaurants with drive through facilities
 - Convenience stores with gasoline sales
 - Car washes
 - Automotive service stations
 - Adult establishments and night clubs
 - Junkyards
- Specifies that the site may also be devoted to outdoor storage of goods and materials used in assembly, fabrication or processing, in excess of 25% of the floor area of all buildings on the site (I-1 allows a maximum of 25% of the floor area to be outdoor storage), provided that the area devoted to storage will not exceed 152,783 square feet and not extend beyond the area designated on the site plan. This area is located to the rear of the site behind the existing building and future building envelope.
- Specifies that the total number of buildings and size of the buildings will be governed by the ordinance and notes that buildings and parking areas must be located within the building and parking envelopes on the site plan. Parking and buildings may be located in the area depicted for storage or portions thereof if not devoted to storage.
- Provides vehicular access in the same location where the driveway is currently located and notes that an existing gate on Equipment Drive will be relocated further back from the road.
- Provides a 100-foot Class B buffer along the northern edge of the site that will be undisturbed except that supplemental plantings may be provided where the existing vegetation does not meet the standards of the ordinance. Specifies that the 100-foot buffer shall not be reduced.
- Provides a 44-foot Class C buffer along the western and eastern property lines.
- Specifies that any wall mounted light fixture and other types of exterior fixtures will be capped and fully cut off with downward illumination so the illumination does not extend past any property line.

• Existing Zoning and Land Use



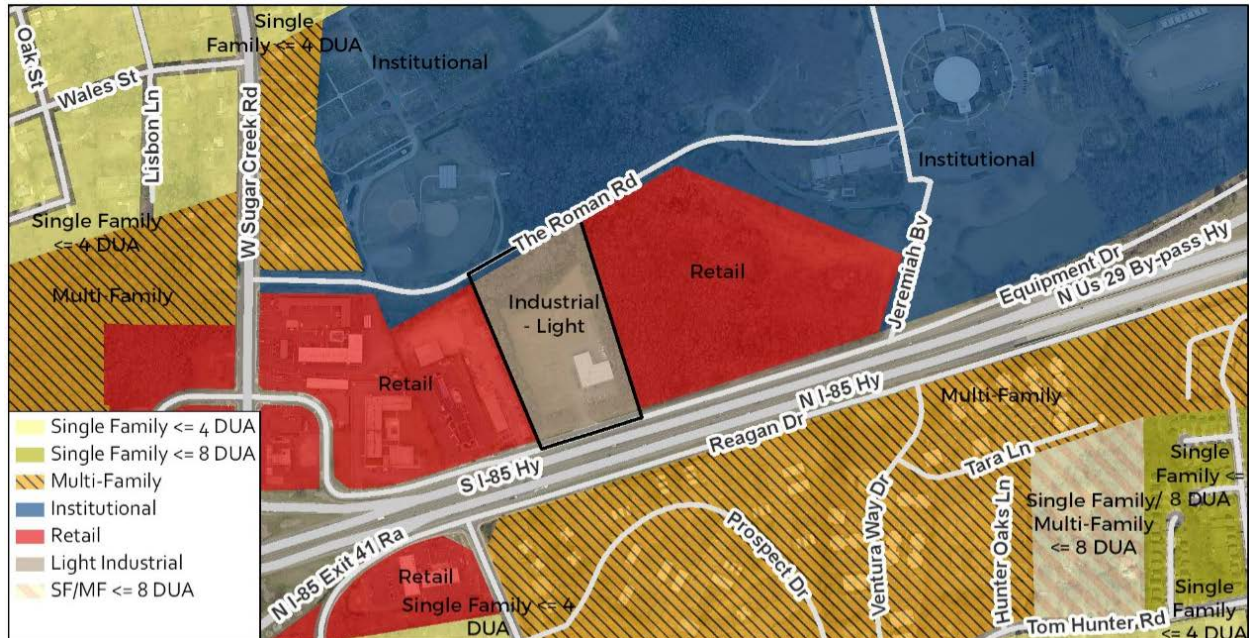
- A small industrial building located on the subject site along Equipment Drive, a frontage road along Interstate 85. Adjoining uses include a construction equipment company, a hotel, and vacant land. To the rear is the campus of Northside Christian Academy.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-134	Rezoned 1.84 acres to NS (neighborhood services) to allow a vacant site to be developed for up to 13,000 square feet of office and retail uses.	Approved

• **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends light industrial land uses for this site, as amended by rezoning petition 2008-023.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a major collector. The site plan commits to all requested transportation and streetscape improvements.
 - **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 70 trips per day (based on 18,630 square feet of warehouse use).
 Entitlement: 310 trips per day (based on 87,000 square feet of warehouse use).
 Proposed Zoning: 460 trips per day (based on 130,500 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:** Dead end access that exceeds 150 feet requires an approved CFD turnaround measuring 30 feet inside and 42 feet outside.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing eight-inch water distribution main located along Equipment Drive. Charlotte Water has sanitary sewer system infrastructure accessible via an eight-inch gravity sewer main along the north-side of the parcel. Charlotte Water requires a Capacity Assurance application for all new service requests requiring a one and half inch water meter or larger. If this is the case, it is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed or planted in the right-of-way of any state maintained street (Equipment Drive) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact the City Arborist's office for a tree planting permit once plans have been approved by the City and before planting trees in the NCDOT right-of-way.
 - **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 Parks and Recreation Department:** No issues.

REQUESTED TECHNICAL REVISIONSSite and Building Design

1. ~~Remove the label and line for the minimum 20-foot building setback from the site plan. Building setbacks will be based on the 20-foot transitional building setback line.~~ **Addressed**
2. ~~Add a note committing to the provision of the eight-foot planting strip sidewalk depicted on the site plan and note that internal sidewalks will be provided connecting the existing and future buildings to the public sidewalk.~~ **Addressed**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing staff analysis
- Post hearing staff analysis
- Zoning Committee Recommendation
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311