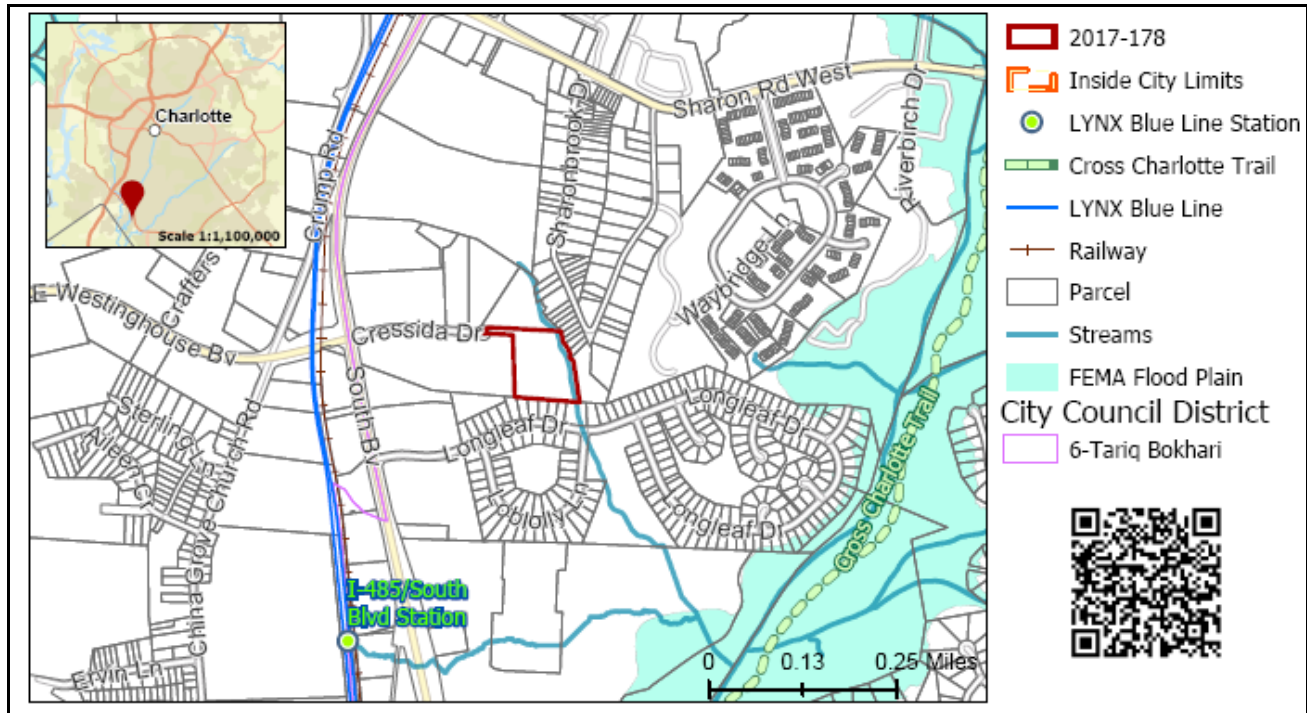


REQUEST

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

LOCATION

Approximately 4.34 acres located at the end of Cressida Drive, near the intersection of South Boulevard and East Westinghouse Boulevard.
(Council District 6 – Bokhari)



SUMMARY OF PETITION

The petition proposes to allow uses in I-2 (general industrial) that are permitted in I-1 (light industrial) and for a contractor's office and storage yard as permitted in the I-2 district, and I-2 (general industrial) districts for the developed site off South Boulevard north of I-485 and south of Sharon Road West.

PROPERTY OWNER

Watson P. Rea

PETITIONER

Atlantic Coast Contractors, Inc.

AGENT/REPRESENTATIVE

Walter Fields, Walter Fields Group, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the long-term vision of the *Sharon & I-485 Transit Station Area Plan* for a transition to mixed use transit-supportive land uses. However, it is consistent with the plan provision for ongoing businesses and industrial operations to retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment.

Rationale for Recommendation

- In 2009, Mecklenburg County issued an electrical permit for a construction storage facility on the subject property. A zoning compliance check was not done as a part of the permitting process and the contractor, assuming permission had been

- granted, established the storage yard.
- This rezoning would bring the existing use into conformity and allow it to continue to operate.
 - The rezoning would require the installation of buffers adjacent to the single family homes to the east and south, as well as screening from the public street.
 - A similar contractor's office and storage yard, under different ownership, is abutting the site to the north and was recently rezoned in a similar manner by petition 2017-062.
 - As a result of this rezoning the building and parking area will be separated from some of the single family parcels with buffers that are a minimum of 87 feet in width.
 - The building and parking area will be separated from the single family parcels to the south by 71 feet including a Class A buffer with a berm and a utility easement.
 - There are a number of automotive dealerships and repair shops in the area and along Cressida Drive with large parking lots with vehicle storage, and the proposed use is comparable to these uses.

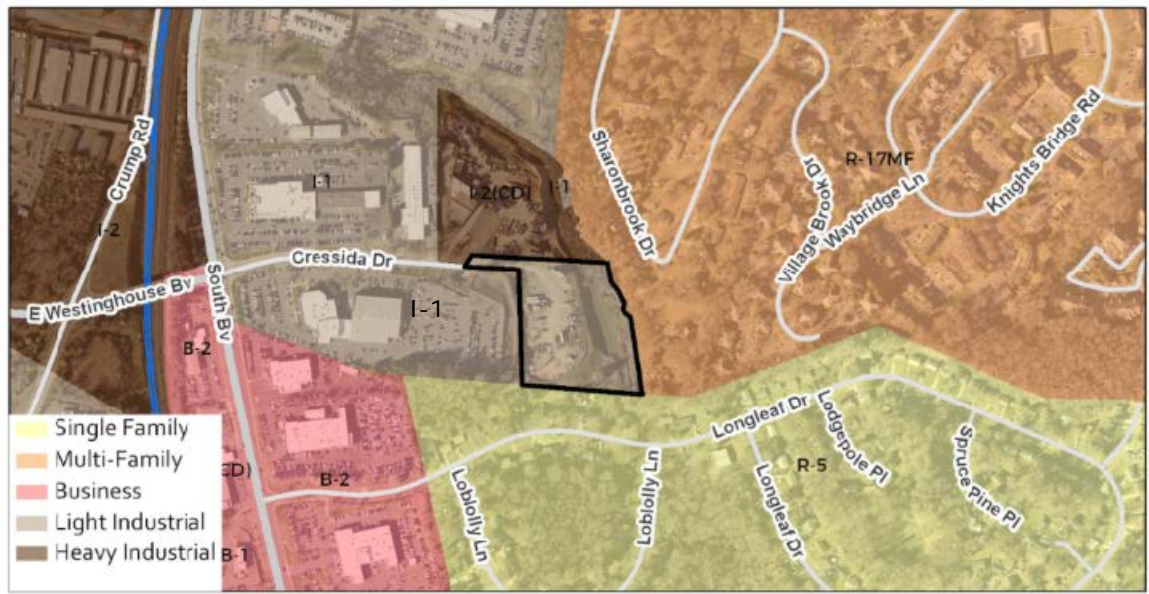
PLANNING STAFF REVIEW

- **Proposed Request Details**

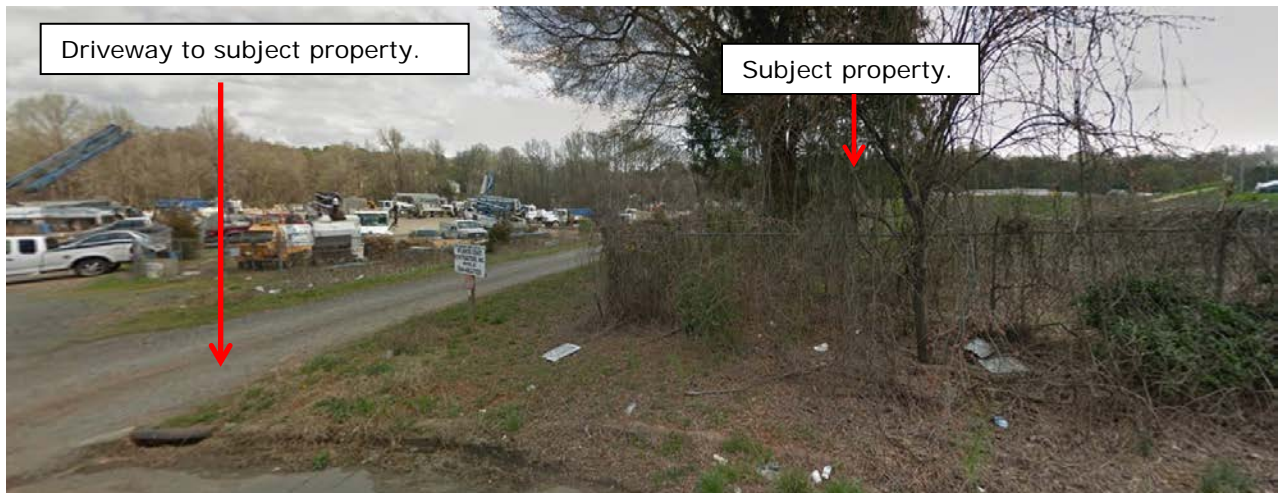
The site plan accompanying this petition contains the following provisions:

- ~~Allows uses permitted in I-1 (light industrial), and limited uses in I-2 (general industrial)~~ including **Allows I-2 (general industrial) uses that are permitted in the I-1 (light industrial) district** and a contractor's office and storage yard.
- Provides vehicular access to Cressida Drive via one existing driveway.
- Provides a separation between the building/parking envelope along the southern portion of the single family parcels to the east, along Sharonbrook Road by a distance of 87 feet including a 67-foot Class A buffer and a 20-foot utility easement and along the northern portion of the single family parcels to east, along Sharonbrook Road by a distance of 102 feet including a 67-foot Class A buffer, a 15-foot sewer right-of-way and 20-foot utility easement.
- **Specifies that additional vegetation will also be planted to comply with the Ordinance except that the number of trees to be planted as part of the Class A buffers will be increased by 100% and all trees planted to meet this standard will be evergreen trees planted in double overlapping rows, spaced at least ten feet apart.**
- **Commits to installing an earthen embankment along the inside of the buffer area as a further sound attenuation element of the site.**
- Provides a separation between building and parking envelope and the single family parcels to the south, along Longleaf Drive by a distance of 71 feet including a 51-foot Class A buffer with a berm and 20-foot utility easement.
- Specifies that **up to two** buildings constructed on the site, ~~will be~~ limited to 5,000 square feet of floor area **on the site.**
- Commits to installing a landscape screen along the front of the site to screen the outdoor storage areas from Cressida Drive.
- Specifies that new freestanding lighting will utilize full cut-off luminaries, limits the height of freestanding lighting to 30 feet, and specifies that no lighting will be installed within 100 feet of any property with residential use.

• Existing Zoning and Land Use



The subject property is zoned I-1 and is adjoining properties zoned for industrial to the north and west. To the south and east of the subject property, the areas are zoned for single family and multi-family residential respectively.



The subject parcel is at the end of Cressida Drive with a small amount of street frontage, and is occupied by a contractor's storage yard.



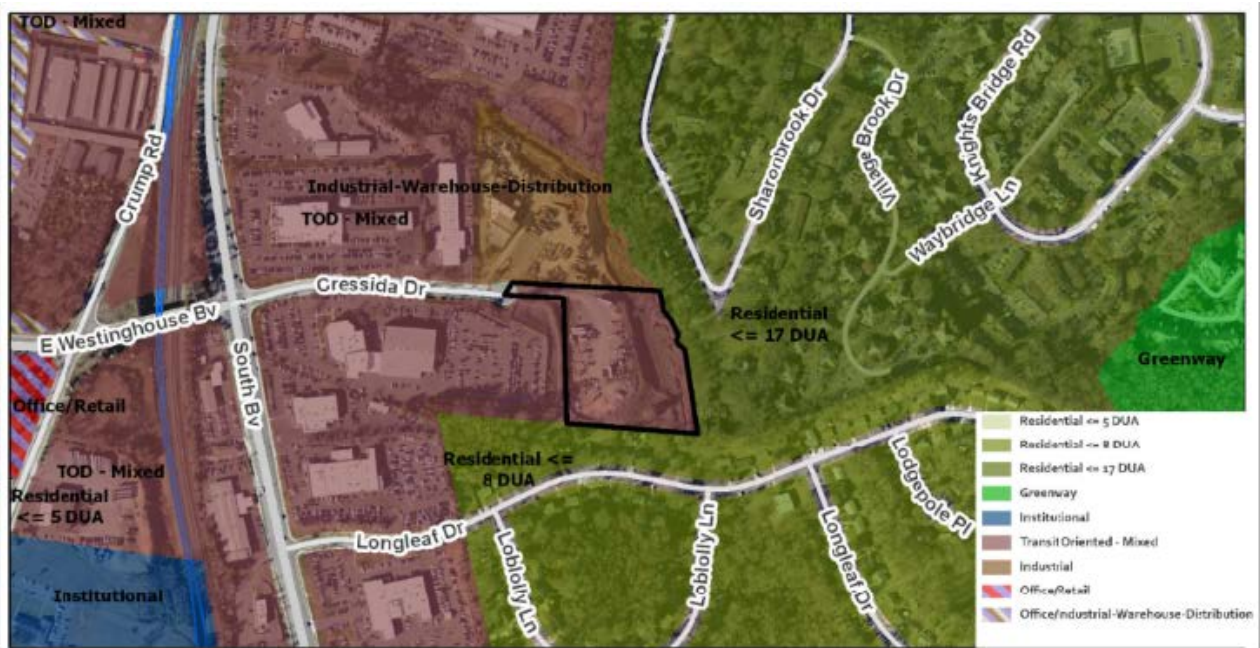
The adjoining properties along Cressida Drive are a concrete construction business and an automobile dealership. Residential properties adjoining the site to the east and south and are not visible from Cressida Drive.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2017-062 | Rezoned approximately 5.8 acres from I-1 (light industrial) to I-2(CD) (general industrial, conditional) to allow a contractor's office and storage yard. | Approved |

• **Public Plans and Policies**



- The *Sharon & I-485 Transit Station Area Plan* (2009) calls for a long term transition to mixed use transit-supportive land uses in the vicinity of the subject parcel. The plan makes a specific provision for ongoing businesses and industrial operations to retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the end of a cul-de-sac on a local street. CDOT requests that the site plan commit to construction of standard planting strip and sidewalk across the site frontage to tie in to existing sidewalk along Cressida Drive that leads to the signalized intersection of South Boulevard and East Westinghouse Boulevard.
 - See Requested Technical Revision, Note 5.

- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 160 trips per day (based on 4.34 acres/ 43,400 square feet of warehousing).
Entitlement: 160 trips per day (based on 4.34 acres/ 43,400 square feet of warehousing).
Proposed Zoning: 230 trips per day (based on 4.34 acres/ 65,100 square feet of warehousing).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 6-inch water distribution main located along Cressida Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along Cressida Drive and to the east of the parcel.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No comments on proposed rezoning. However, we have no record of site plan approval for the use established on the site in 2009. The current site "improvements" may constitute a violation of the Post Construction Stormwater Ordinance. We will refer the potential ordinance violation to Charlotte Stormwater Services for further investigation and potential enforcement action.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site must comply with the Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

REQUESTED TECHNICAL REVISIONS

Land Use

1. Amend Note 2 Purpose to replace "The site may be used for any use that is allowed in the I-1 district and for limited used in the I-2 district including a contractor's office and storage yard." with "The site may be used for any I-2 uses that are also permitted in the I-1 district plus a contractor's office and storage yard." **Addressed.**
2. Amend Note 3 "Permitted Uses" to replace "Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district and for a contractor's office and storage yard as permitted in the I-2 district." with "Uses allowed on the property include any I-2 uses that are also permitted in the I-1 district plus a contractor's office and storage yard." **Addressed.**
3. Amend Note 3 Permitted Uses to clarify that the total building square footage allowed on the site will be limited to 5,000 square feet of floor area. **Addressed.**

Site and Building Design

4. Remove the 10-foot setback/rear yard label from the site plan (top right corner) as the buffer line and building/parking envelope will take precedence. **Addressed.**

Transportation

5. Revise the site plan and conditional note(s) to include eight-foot planting strip and six-foot sidewalk on the frontage of the site not occupied by driveway(s). **Addressed.**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing staff analysis
- Post hearing staff analysis
- 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
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Transportation Review

Planner: John Kinley (704) 336-8311