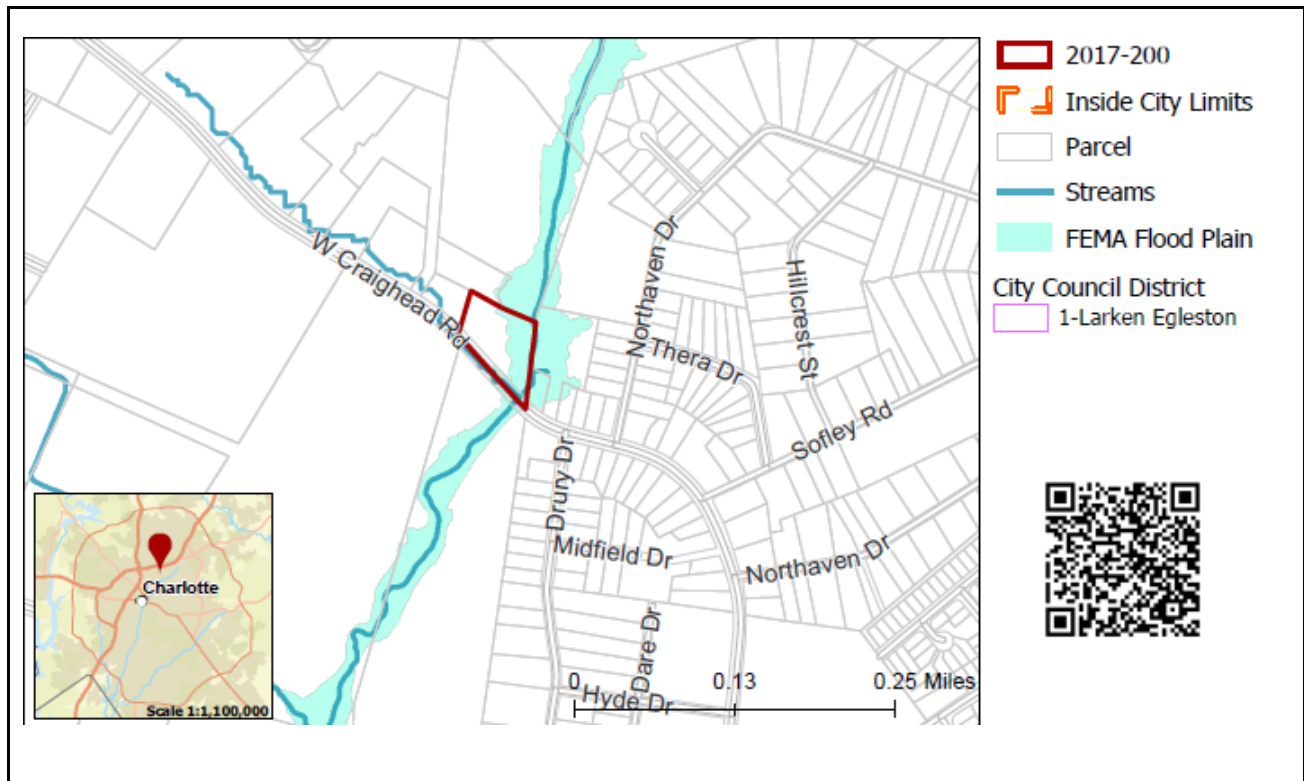


REQUEST

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

LOCATION

Approximately 1.62 acres located on the north side of West Craighead Road, east of North Graham Street.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to develop the vacant site to allow office, and industrial uses with outdoor storage and truck parking.

PROPERTY OWNER

Landover Development, LLC and Lehigh Holdings, LLC

PETITIONER

Hornet Moving, LLC

AGENT/REPRESENTATIVE

Colin Brown and Bailey Patrick, Jr., K&L Gates, LLP

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Central District Plan*, which recommends industrial uses and a greenway on the subject property.

Rationale for Recommendation

- The subject site located between the industrial properties to the west and residential properties to the east.
- The proposed request prohibits the more intensive industrial uses that would not be appropriate within close proximity to residential uses.
- The adjacent residential development will be buffered from the proposed building and parking by a 100-foot wide SWIM buffer that will be dedicated and conveyed to Mecklenburg County for greenway purposes.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow all uses permitted in the I-2 (general industrial) district, which are also permitted in the I-1 (light industrial) district, along with outdoor storage and truck parking.
- Site access via one driveway on W. Craighead Road.
- Petitioner will provide a new CATS waiting pad for a new bus stop on Craighead Road along the site's frontage.
- All right-of-way shall be dedicated and conveyed to the City of Charlotte before issuance of the site's first building certificate of occupancy.
- The entire portion of the site located within the 100-foot SWIM buffer designated as greenway area will be dedicated to Mecklenburg County for future greenway use before the site's first building certificate of occupancy is issued. There will be no buildings, truck parking, or outdoor storage in this area.
- ~~A 55-foot landscape buffer will be located in the SWIM buffer.~~

• **Existing Zoning and Land Use**



- The subject property is vacant and zoned I-1 (light industrial).
- Surrounding properties located on both sides of West Craighead Road contain industrial warehouse uses, single family residential dwelling units, and Derita Community Park in I-1 (light industrial, I-2 (general industrial) and R-4 (single family residential) zoning.



Subject property is vacant with single family residential homes to the east, along West Craighead Road.

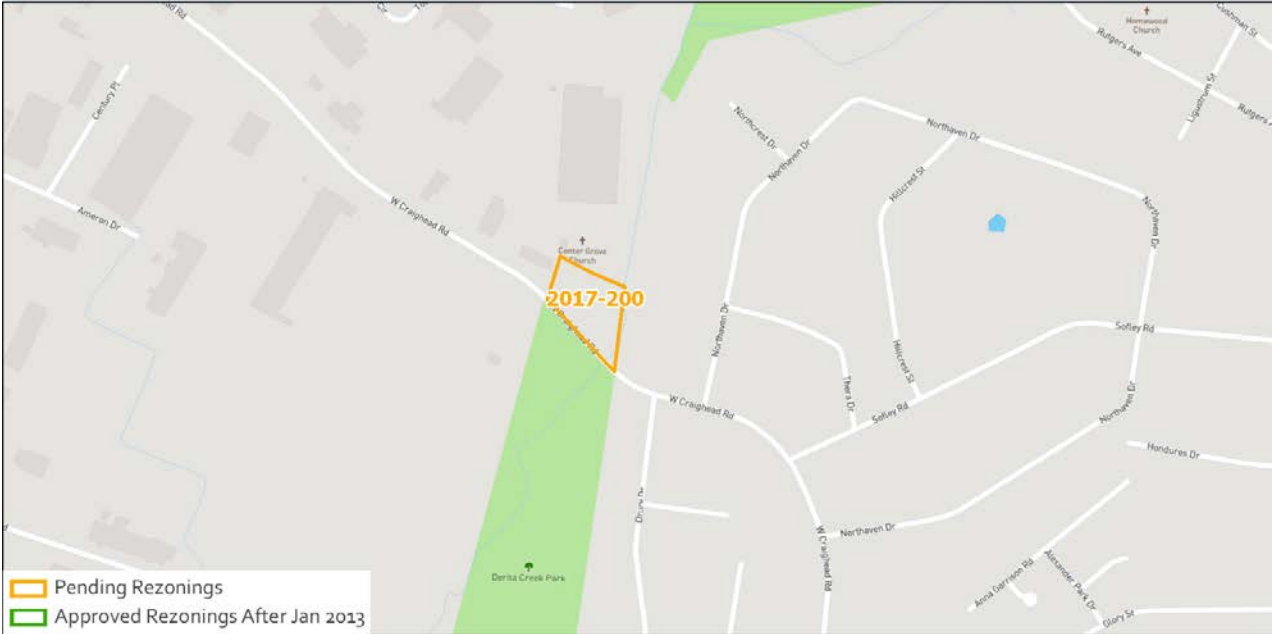


Industrial uses front Craighead Road west of the site.



South of the site, across Craighead Road is property owned by Mecklenburg County for Derita Creek Community Park.

• **Rezoning History in Area**



- There have been no rezonings in the immediate area in recent years.

• **Public Plans and Policies**



- The *Central District Plan* (1993) recommends industrial uses and a greenway on the subject parcel.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a major collector. The site plan commits to improved streetscape along the Craighead frontage and dedicating area for a future greenway.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 60 trips per day (based on 16,200 square feet of warehouse use).
 - Proposed Zoning: 90 trips per day (based on 24,300 square feet of warehouse use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** This site is along planned bus service from the LYNX Blue Line. The Petitioner is requested to provide and construct a new waiting pad for a new bus stop on Craighead Road along this site's frontage.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 an existing eight-inch water distribution main located along Craighead Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer main located along Craighead Road and 12-inch gravity sewer main located along the east side of the rezoning boundary.
- **Engineering and Property Management:**
 - **Arborist:** Trees cannot be planted in nor removed from the right-of-way of all existing (Craighead Road) and newly created City of Charlotte maintained streets without authorization from the City Arborist or his designee. Contact the City Arborist's office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting. The location of structures/driveways/other items illustrated on the site plan are conceptual in nature and do NOT confirm or imply authorization by the City to remove any City trees located in street right-of-way of Craighead Road) City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way. No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee. The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight inches or larger.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System 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: Sonja Strayhorn Sanders (704) 336-8327