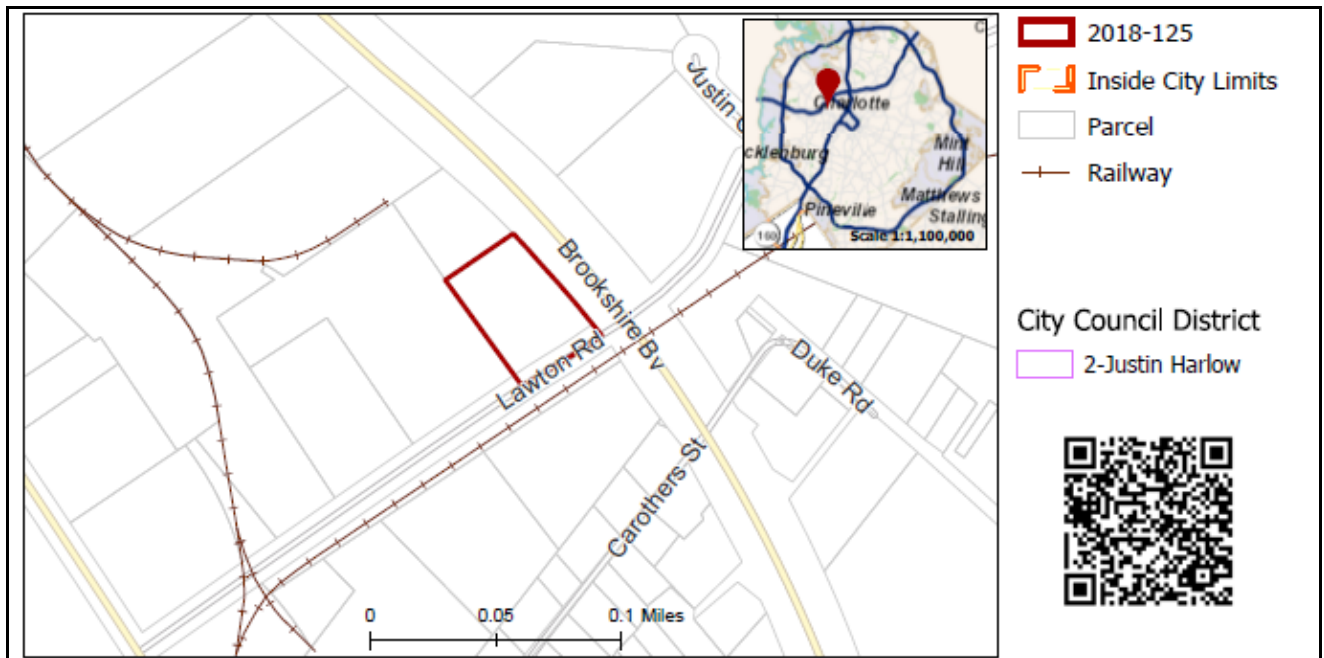


REQUEST

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

LOCATION

Approximately 1.06 acres located on the west side of Brookshire Boulevard, north of Lawton Road.
(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-1 (light industrial) district on a parcel currently developed with an office building constructed in 1966, and used to sell automotive vehicles. The site is located on the west side of Brookshire Boulevard north of Interstate 85.

PROPERTY OWNER

Brookshire Boulevard Investments, LLC

PETITIONER

Brookshire Boulevard Investments, LLC

AGENT/REPRESENTATIVE

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the industrial land use recommended for this site by the *Thomasboro/Hoskins Area Plan*.

Rationale for Recommendation

- The proposed industrial zoning district is consistent with the industrial land use recommended for this site, and all surrounding sites.
- The site is located within an industrial activity center.
- The recommended land use does not differentiate between heavy or light industrial uses.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- The petition allows all uses in the I-1 (light industrial) district. See list at the end of the document for the use differences between the I-1 (light industrial) and I-2 (general industrial) districts.

- **Existing Zoning and Land Use**



There is a zoning violation on the subject property. It is currently in automobile sales use, which is allowed in I-1 (light industrial), but not in I-2 (general industrial). The site is surrounded by office/industrial/warehouse uses, and retail uses on properties zoned I-2 (general industrial).



The subject property is an automobile sales use.



The property to the north across Brookshire Boulevard is a gas station.



The property to the south along Lawton Road is a warehouse use.

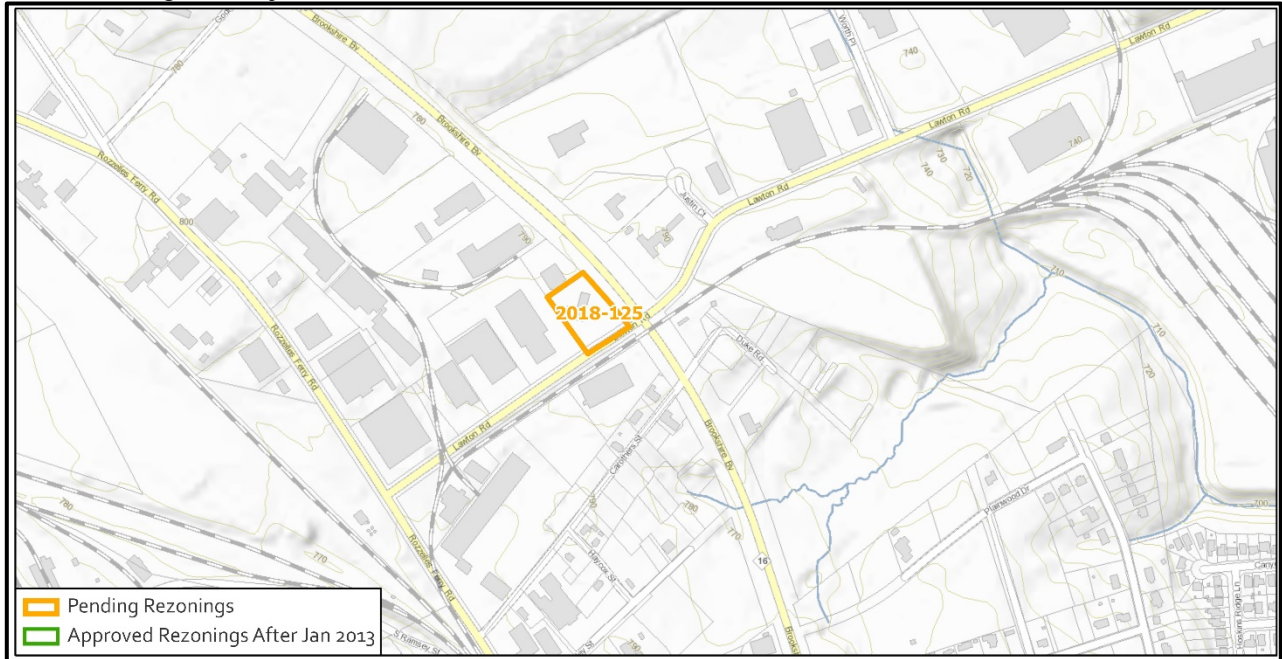


The property to the west along Lawton Road is an office/warehouse use.



The property to the east along Brookshire Boulevard is an automobile sales use.

- **Rezoning History in Area**



There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**



- The *Thomasboro/Hoskins Area Plan* (2002) recommends industrial land uses for this area and all surrounding properties.
- The site is located within the Mt. Holly Road/Hwy 16 Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the intersection of a major thoroughfare and major collector. During permitting CDOT will work with the petitioner to organize driveway locations and upgrade the streetscape to current city standards. The site currently lacks sidewalks.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 160 trips per day (based on 4,830 square feet of automobile sales).
 - Entitlement: 40 trips per day (based on 4,830 square feet of warehouse uses).
 - Proposed Zoning: 40 to 160 trips per day (based on warehouse and automobile sales).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Brookshire Boulevard and a 12-inch water distribution main located along Lawton Road. Charlotte Water currently has sewer system accessibility for the rezoning boundary under review.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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 outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System 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
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782

Industrial District Use Comparison

Uses that are allowed in the proposed I-1 (light industrial) zoning district, but are not allowed in the current I-2 (general industrial):

- Automotive sales and repair, including tractor-trucks and accompanying trailer units
- Boat and ship sales and repair
- Financial institutions, up to 70,000 square feet (smaller financial institutions are allowed in I-2)
- Hotels and motels
- Manufactured housing sales
- Offices, up to 400,000 square feet (offices up to 100,000 square feet are allowed in I-2)
- Retail establishments, shopping centers and business, personal and recreational services up to 70,000 square feet (these uses are allowed up to 25,000 square feet in I-2)
- Motion picture theatres
- Child care centers, subject to the regulations Section 12.502
- Commercial Rooming Houses, subject to the regulations of Section 12.531
- Conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses with prescribed conditions
- Day labor service agency, subject to the regulations of Section 12.530
- Large childcare centers, subject to the regulations of Section 12.502
- Offices and government buildings, over 400,000 square feet

Uses that are not allowed in the proposed I-1 (light industrial) zoning district, but are allowed in the current I-2 (general industrial):

- Airports
- Government buildings, up to 100,000 square feet, and Recreation Centers up to 30,000 square feet
- Heliports and helistops, unlimited
- Power generation plants
- Railroad freight yards, repair shops and marshalling yards
- Theatres, drive-in motion picture
- Truck stops
- Truck terminals
- Vocational schools
- Utility operations centers
- Warehousing
- Agricultural industries
- Construction and demolition landfills, subject to the regulations of Section 12.524
- Contractor offices and accessory storage
- Manufacturing (heavy) uses
- Medical waste disposal facilities, as a principal use, subject to Section 12.525
- Quarries, subject to the regulations of Section 12.505
- Sanitary landfill, subject to the regulations of Section 12.507
- Satellite dish farms, subject to the regulations of Section 12.416
- Solid waste transfer stations, subject to the regulations of Section 12.526
- Waste incinerators, excluding medical waste incinerators