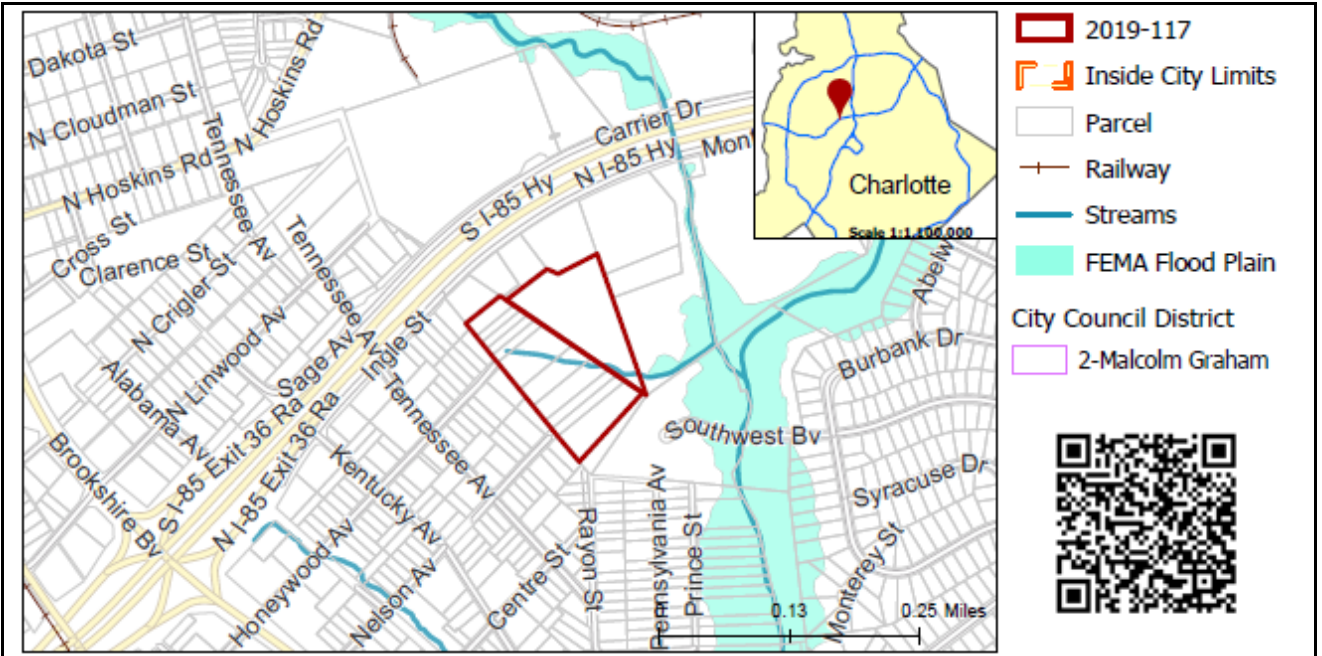


REQUEST

Current Zoning: R-5 (single-family residential) and I-1 (light industrial)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 11.51 acres located on the south of Montana Drive, south of Interstate 85, east of Tennessee Avenue.



SUMMARY OF PETITION

The petition proposes to allow up to 200,000 square feet of warehouse distribution, manufacturing, office, and limited industrial uses allowed in the I-1 zoning district on a vacant site.

PROPERTY OWNER

Nathaniel Jones

PETITIONER

Montana Drive OZ Fund, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 39

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the *Central District Plan* recommendation for industrial uses on the northern parcel. The petition is **inconsistent** with the *Central District Plan* recommendation for residential uses at up to four dwelling units per acre on the remaining parcels.

Rationale for Recommendation

- The petitioner proposes to restrict the use to warehousing, warehouse distribution, office, and manufacturing.
- The petition commits to a 75-foot, class A buffer, ensuring an adequate buffer between the development and existing single-family development.

- Access to the site is limited to Montana Drive, keeping industrial traffic out of the abutting neighborhood.
- The parcels that are currently recommended for residential uses have been included in this petition to provide an adequate buffer between the recommended industrial uses and the existing residential uses. The majority of these parcels will not be developed with industrial uses.
- This area is dominated by industrial uses and has direct access to I-85. The focus of this area is to preserve the industrial warehouse uses near the interstate.
- Industrial/warehouse/distribution uses are viable uses that contribute to the employment base.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial and residential uses at up to four dwelling units per acre to industrial uses for the site.

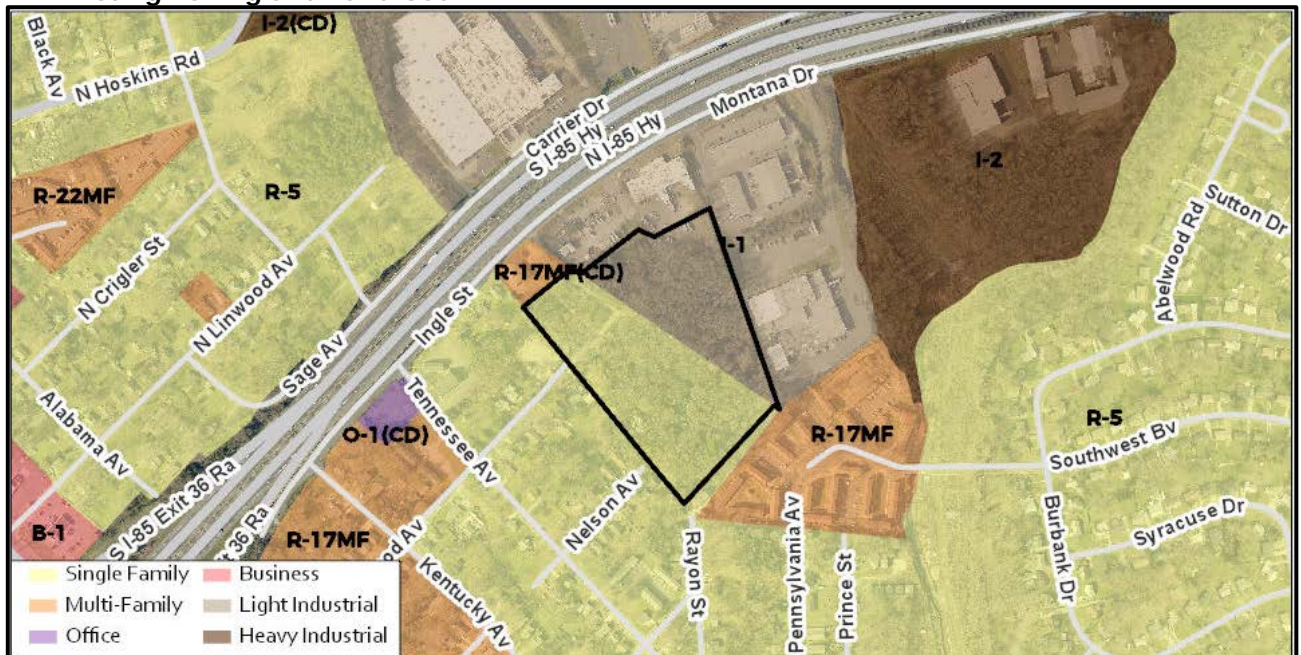
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 200,000 square feet of warehousing, warehouse distribution, office, manufacturing and limited industrial uses allowed in the I-1 (light industrial) district.
- Prohibits a number of uses including but not limited to automotive repair garages, automotive sales and repair, automotive service stations, animal crematoriums, hotels/motels, auction sales, flea markets, recycling centers, and petroleum storage.
- Limits the number of buildings on the site to three.
- Limits the height of buildings to 40-feet.
- Prohibits future east/west street connections from the proposed site to the existing surrounding single-family land-use.
- Proposes access to the site from Montana Drive.
- Limits detached lighting to 26-feet with cut-off features.
- Provides a 75-foot Class A buffer with a berm to adjacent residential.
- Specifies allowed building materials.

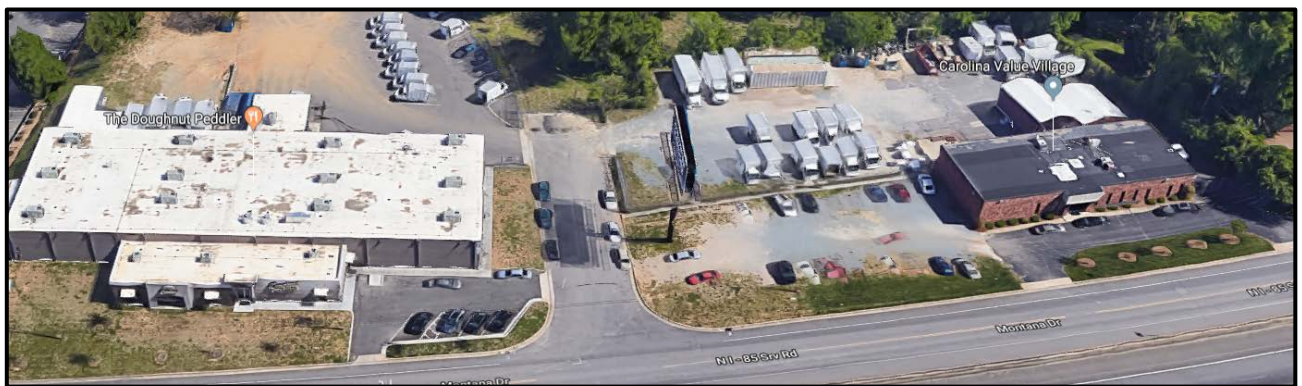
• **Existing Zoning and Land Use**



The subject property is undeveloped. The surrounding land uses include warehouse/distribution, industrial, commercial, single-family homes, and apartments.



The subject property (denoted by red star) is vacant.



The properties to the north along Montana Drive are developed with distribution/warehouse uses.



The properties to the north along Montana Drive are developed with office, retail, and warehouse/distribution uses.

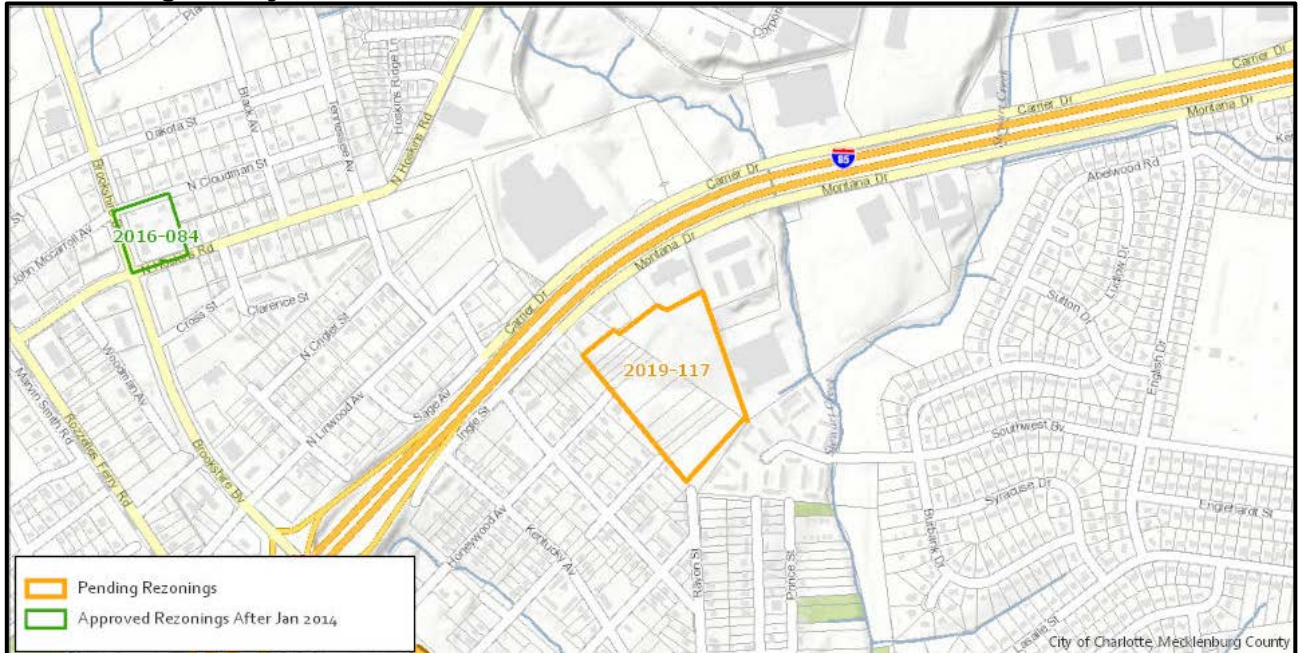


The property to the south along Southwest Boulevard is developed with apartments.



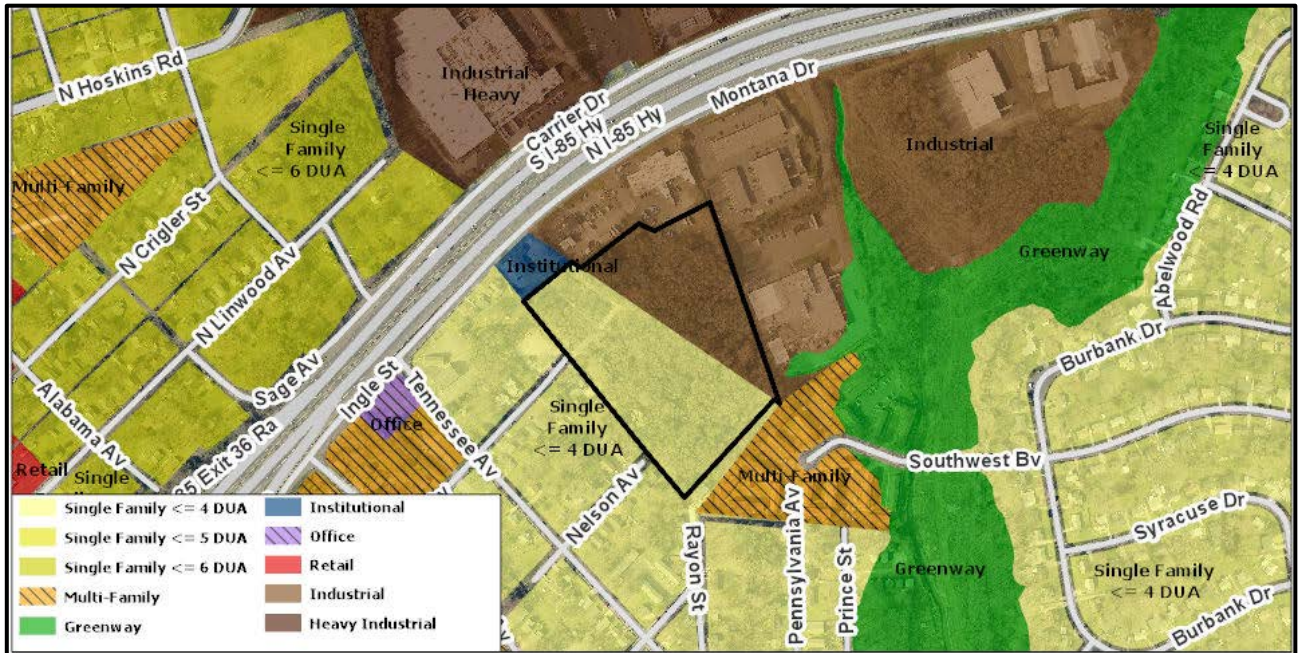
The properties to the east along Honeywood Avenue are developed with single-family and multi-family dwellings.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-084	Rezoned 1.85 acres to allow redevelopment of a QuikTrip convenience store with gasoline sales.	Approved

• **Public Plans and Policies**



- The *Central District Plan* (1993) recommends industrial uses on the northern parcel and residential uses at up to four dwelling units on the remaining parcels.
- **TRANSPORTATION CONSIDERATIONS**
 - The site driveway is planned to be located on Montana Drive. The nearest bus route is on Tennessee Avenue, just west of the site. The site is surrounded by single family development; therefore, no future east/west street connections from the proposed industrial site to be allowed to penetrate the existing surrounding single-family land-use.
 - No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 510 trips per day (based on 34 single-family dwellings or 48,300 square feet of warehouse uses).

Proposed Zoning: 2,080 trips per day (based on 200,000 square feet of office uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 1.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Montana Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Montana Drive. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. The property is not directly located on a transit corridor. The parcel fronting Montana Drive and along Tennessee Avenue (not part of the rezoning) have bus stops. CATS requests sidewalks where possible between the stops and subject parcels to be rezoned.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225