

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-001

Property Owner: Grace Family Care PC
Industriacare, LLC
Northlake Pavilion, LLC

Petitioner: Northlake Pavilion, LLC

Location: Approximately 6.38 acres located on the southeast corner of
Metromont Parkway and Statesville Road

**Center, Corridor,
or Wedge:** Center

Request: I-2, general industrial to I-1, light industrial

Summary

This is a conventional zoning request to rezone approximately 6.38 acres currently developed with retail, office and warehouse uses to allow additional uses not allowed in the I-1 district. The site is currently developed with office, retail and warehouse uses.

Consistency and Conclusion

The Northeast District Plan (1996) recommends office/industrial uses, and the Northlake Area Plan (under development) recommends industrial-warehouse-distribution. The Northlake Area Plan will update the Northeast District Plan upon its adoption. The request is consistent with both policy documents. Staff supports this request.

Existing Zoning and Land Use

The site is generally surrounded by office, retail, and industrial uses on properties zoned I-1 and I-2.

Rezoning History in Area

Rezoning Petition 2005-33 was approved on March 21, 2005, rezoning approximately 14.839 acres located on Smith Corners Boulevard, northeast of the W. W T Harris Boulevard/Interstate 77 interchange from I-1 to CC to allow for the development of a unified retail center with a maximum square footage of 140,000 square feet. Rezoning Petition 2007-29 was approved on April 16, 2007, amending the site plan approval for Rezoning Petition 2007-33 by increasing the number of building pad envelopes and increasing the maximum square footage from 140,000 square feet to 150,000 square feet. There have been no other recent rezonings in the immediate area.

Public Plans and Policies

The Northlake Area Plan is currently under development and recommends industrial-warehouse-distribution and will update the Northeast District Plan (1996), which recommends office/industrial land uses on this site.

Proposed Request Details

This is a conventional zoning petition and no site plan showing was submitted, but a survey showing existing conditions was submitted.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has reviewed the petition and indicates that the site could generate approximately 4,100 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 5,400 trips per day, which will have a minor impact on the surrounding thoroughfare system. CDOT has provided additional comments, as follow:

- Provision of an internal system of 5-foot minimum sidewalks that connects the building entrances to sidewalks along Statesville and Metromont Parkway.
- Provision of cross-access to the south and west for future development connectivity via two stub driveways.
- Reservation of adequate sight triangles at the proposed street entrance.
- Required certificate issued by CDOT for any fence or wall constructed along or adjacent to any sidewalk or street right-of-way.
- Reservation of adequate sight triangles at existing/proposed street entrance(s).

CATS. CATS has reviewed this petition and notes that the site is currently served on Statesville Avenue by Route 53x *Northlake Express* and has made the following requests:

- CATS requests the petitioner to preserve the existing sidewalk and bus stop currently located on Statesville Avenue (Transit Stop ID #45854).
- CATS requests the petitioner to construct a waiting pad at the location of the existing bus stop on Statesville Avenue (Transit Stop ID #45854), constructed to CATS Development Standards 60.01 A.

Connectivity. There is currently access onto Metromont Parkway. In addition, the petitioner is being requested to provide an internal system of 5-foot minimum sidewalks connecting the building entrances to sidewalks along Statesville Road and Metromont Parkway.

Storm Water. Mecklenburg County Land Use and Environmental Services Agency (LUESA) has reviewed the request and provided comments regarding submittal of a Solid Waste Management Plan and storm water quality treatment. Charlotte-Mecklenburg Storm Water Services (SWS) indicates that the site drains to a stream listed as impaired by the NC Division of Water Quality. SWS has provided comments pertaining to storm water quantity control, storm water quality treatment, and volume and peak control.

School Information. This petition will not impact the school system.

Outstanding Issues

Land Use. The request is consistent with the Northeast District Plan and Northlake Area Plan (currently under development).

Site plan. Although no site plan was submitted, any future improvements on site must comply with all applicable city/county codes.