

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2008 - 063**

**Property Owner:** Carrier Centers, LLC

**Petitioner:** Arthur Yessayan

**Location:** Approximately 10.49 acres located on the west side of Beam Road between Center Park Drive and Shopton Road.

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

**Request:** I-1(CD), light industrial conditional district to B-D(CD), business distributive conditional district

### **Summary**

This request would allow the site to develop with warehouse/office and all other uses allowed in the BD district in conjunction with an adjoining BD(CD) parcel. It would also eliminate a buffer adjoining BD(CD) zoning, provide a new building layout and reduce the allowable square footage from 155,000 to 150,000.

### **Consistency and Conclusion**

This request is consistent with the *Southwest District Plan* which recommends industrial/office uses on this site. Therefore, this request is appropriate for approval.

### **Existing Zoning and Land Use**

The surrounding properties are zoned B-D(CD) and are occupied by warehouse and distribution uses and undeveloped properties.

### **Rezoning History in Area**

A property to the north was rezoned under petition 2005-61 from B-D(CD) to I-1(CD) to allow a church.

### **Public Plans and Policies**

***Southwest District Plan (adopted 1991).*** This plan recommends industrial/office uses at this location.

## **Proposed Request Details**

This request would allow this site to develop with warehouse/office uses with an adjoining BD(CD) parcel. It would also eliminate a buffer adjoining BD(CD) zoning, provide a new building layout, and reduce the allowable square footage from 155,000 to 150,000.

- The petitioner will install an 8-foot wide planting strip with a 6-foot wide sidewalk along Beam Road.
- The petitioner will install a 50-foot wide landscaped buffer along Beam Road.
- The site will be developed in two phases.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 710 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,450 trips per day. This will have a minor impact on the surrounding thoroughfare system.

**CATS.** CATS did not comment on this request.

**Connectivity.** Connectivity will be provided to the adjoining site to the west.

**Storm Water.** Storm Water Services notes that this site drains to a stream listed as impaired by the North Carolina Division of Water Quality. No other requirements are needed at this time.

**School Information.** This request will not impact the school system.

## **Outstanding Issues**

**Land Use.** This request is consistent with the *Southwest District Plan* which recommends industrial/office uses on this site.

**Site plan.** There are no outstanding site plan issues.