

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-47

Property Owner: Silver Northlake, LLC

Petitioner: Silver Northlake, LLC

Location: Approximately 5.03 acres located north of Transport Drive and west of Sidney Circle

Request: I-1, light industrial to I-2(CD), general industrial, conditional district request

Summary

This petition seeks to rezone 5.03 acres from I-1 to I-2(CD) to allow an industrial office and warehouse building at a maximum of 38,400 square feet.

Consistency and Conclusion

The petition is consistent with the Northeast District Plan, which recommends industrial uses in this location. The petition proposes office and warehouse uses, with related storage and accessory uses. A note has been added to the plan that excludes billboards. Outdoor storage will be screened by a 100-foot SWIM buffer that is supplemented to Class B buffer standards abutting the creek and Interstate 77. Therefore, upon resolution of the outstanding site plan issues, this petition is considered appropriate from a land use perspective.

Existing Zoning and Land Use

The subject property is zoned I-1 and is currently vacant. Adjacent properties located between Interstate 77 and Statesville Road are zoned I-1 and I-2(CD), with a few properties developed with industrial uses and the remainder are vacant. The properties east of Statesville Road are zoned I-1 and I-2 and developed with various industrial land uses.

Rezoning History in Area

Petition 2004-111 rezoned approximately 7.2 acres located on the northeast corner of the intersection of Transport Drive and Sidney Circle from I-2(CD) to I-2(CD) Site Plan Amendment.

Public Plans and Policies

Northeast District Plan (1996): The Northeast District Plan recommends industrial land uses at this location.

Proposed Request Details

This petition proposes a 38,400 square foot building, with 7,680 square feet allocated for office uses and 30,720 allocated for warehouse use. The site plan contains the following provisions:

- Billboards will not be permitted on the site
- All lighting will be fully shielded
- A 100-foot S.W.I.M. buffer will be dedicated along the western side of the property will be dedicated for greenway purposes.
- Supplemental vegetation that meets the standards for a Class B buffer will be provided in the S. W. I. M. buffer
- 30-feet of right-of-way along Sidney Circle will be dedicated and conveyed to the Charlotte Department of Transportation prior to issuance of a certificate of occupancy

Public Infrastructure

Traffic Impact / CDOT Comments. Trip generation for this site under the existing zoning cannot reasonably be calculated, as the I-1 zoning district allows for many different land uses. The office/warehouse space under the proposed I-2(CD) zoning could generate approximately 270 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments:

- It does not appear that there is sufficient area for large trucks (WB-50/67) in the southernmost loading docks to maneuver in order to enter the driveway facing forward while exiting. (Previous May 19, 2006 review comment)
- The driveway to Sidney Circle must be at least ten (10) feet off the property line to comply with the *Driveway Regulations*. (Previous May 19, 2006 review comment)

CATS. There is currently no CATS service provided to the site.

Connectivity. There are no connectivity issues associated with this petition.

Storm Water. Notes have been added to the site plan that pertain to Storm Water Quality Control, Storm Water Quality Treatment, Volume and Peak Control and Stream Buffers.

School Information. This nonresidential petition will have no impact on the school system.

Outstanding Issues

Land Use. The petition is consistent with the Northeast District Plan, which recommends industrial uses in this location. The petition proposes office and warehouse uses, with related storage and accessory uses. A note has been added to the plan that excludes billboards. Outdoor storage will be screened by a 100-foot SWIM buffer that is supplemented to Class B buffer standards abutting the creek and Interstate 77.

Site plan. The following site plan comments are outstanding:

- Amend Note #15 to state that additional right-of-way along Sidney Circle will be dedicated and conveyed prior to the issuance of a building permit.
- Zoning Code Summary: Delete the number of units/suites
- Zoning Code Summary: Either delete or specify the amount of minimum open space
- Address CDOT comments