

**ZONING COMMITTEE
RECOMMENDATION
June 28, 2006**

Rezoning Petition No. 2006-047

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

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Ratcliffe and Sheild
Nays:	None
Absent:	Hughes

Summary of Petition

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

Zoning Committee Discussion/Rationale

Mr. MacVean stated that the outstanding site plan issues have been addressed. The petition, which proposes office and warehouse uses, with related storage and accessory uses, is consistent with the Northeast District Plan, which recommends industrial uses in this location. 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.

Statement of Consistency

Commissioner Carter made a motion to find this petition consistent with the Northeast District Plan (1996). Commissioner Ratcliffe seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Howard and seconded by Farman, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.