

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

### **Rezoning Petition No. 2006-124**

**Property Owner:** KDH Transportation, LLC

**Petitioner:** Robert Dancy and Bob Hogan

**Location:** Approximately 8.6 acres on the east side of Statesville Road (US 21), north of Spector Drive

**Request:** Change from I-1 (light industrial), I-2 (general industrial), and I-2(CD) (conditional general industrial) to I-2(CD)(conditional general industrial)

### **Summary**

This petition seeks to add approximately 84,000 square feet of mini-warehouse space to an existing mini-storage (and outside storage) facility.

### **Consistency and Conclusion**

This petition is consistent with adopted land use plans and upon correction of the site plan deficiencies noted below, would be appropriate for approval.

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

The Metrolina Fairgrounds is to the north and east of the petitioned site in industrial zoning districts. To the south is a retail use with light industrial zoning. Across Statesville Road to the west are industrial uses in industrial zoning.

### **Rezoning History in Area**

In 2003, a rezoning to I-2(CD) was approved to expand a truck freight terminal across Statesville Road. There have not been any other recent rezonings nearby.

### **Public Plans and Policies**

*The Northeast District Plan* (1996), recommends industrial uses for this area.

### **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The new required parking area will be paved. The storage yard will continue to be gravel surfaced.

- A Class “C” buffer is proposed along Statesville Road in front of the parking and storage yard.
- The existing chain link fence along Statesville Road will be replaced with a six-foot high picket fence.
- One of the new buildings may be two stories in height.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** There will be a slight increase in generated trips as a result of this petition. CDOT is requesting a six-foot sidewalk behind an eight-foot planting strip along the site’s frontage.

**CATS.** CATS is also requesting sidewalk along the site’s frontage.

**Connectivity.** There are no opportunities for connectivity from this site.

**Storm Water.** Storm Water Services states that the detention note needs to be deleted and detention requirements be determined during permitting. The current note declares that the existing pond will “suffice” even though six new buildings are being added to the site.

**Engineering and Property Management (Land Development).** Land Development is requesting their standard note, which acknowledges that development of the site is subject to additional ordinances beyond the zoning ordinance, be added to the site plan.

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

## **Outstanding Issues**

**Land Use.** This petition is consistent with adopted plans for the area. This petition is appropriate for approval from a land use perspective.

**Site plan.** This petition contains the following site plan deficiencies:

- The Class “C” buffer needs to be extended along the entire Statesville Road frontage.
- A six-foot sidewalk behind an eight-foot planting strip is needed along the site’s Statesville Road frontage. If the sidewalk is outside the right-of-way a public access and maintenance easement will be needed. The existing note would only require sidewalk to be constructed after adjoining properties had constructed sidewalk. That note violates Chapter 19 requirements for curb, gutter, and sidewalk.
- The driveway dimensioning needs to be deleted from the site plan. Driveways can be evaluated during the permitting process.
- Land Development’s standard note referencing other ordinances needs to be added to the site plan. Those ordinances will be enforced without the note. The note alerts prospective buyers if the property is sold.
- The detention note needs to be deleted.