

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 125

Property Owner: Southerland Family Limited Partnership

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 0.58 acres located on the south side of Old Hebron Road, east of Nations Ford Road.

Center, Corridor or Wedge: Corridor

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

Summary

This petition proposes to rezone approximately 0.58 acres from B-D(CD) to I-1.

Background

The B-D(CD) zoned portion of this site being considered for rezoning is the last remaining area from petition 1988-36. Victory Christian Center, whose property is adjacent to the subject property, removed the larger portion of the 1988-36 rezoning B-D(CD) designation when they zoned their property to O-1 for a church related use under petition 2006-163.

The owners of the subject property contacted staff in 2006 during the Victory Christian Center rezoning to express concern over learning that part of their property was zoned B-D(CD). The owners had believed the area in question was zoned I-1. They felt that the B-D(CD) designation could negatively impact future use of the property. The B-D(CD) zoned area on the Southerland Family Limited Partnership property is not compatible with the I-1 and I-2 uses on the site. Planning Department staff offered to pursue a rezoning to I-1 on behalf of the owner.

Consistency and Conclusion

The proposed rezoning is consistent with the use indicated by the *Southwest District Plan* (1991), and is appropriate for approval.

Existing Zoning and Land Use

The subject property is zoned B-D(CD), I-1 and I-2 and occupied with a light manufacturing facility and corporate office. The property to the north is zoned R-17MF and is vacant. Properties to the south are vacant and have zoning classifications of I-1 and I-2. The property to the west is zoned office and is occupied by several commercial buildings. The parcel to the east is zoned I-2, and is occupied by Carolina Concrete.

Rezoning History in Area

The parcel to the west at 9401 Nations Ford Road was rezoned from B-D(CD) and I-1 to O-1 by petition 2006-163.

Public Plans and Policies

The *Southwest District Plan* (1991) shows the subject property as Heavy Industrial.

Proposed Request Details

This is a conventional rezoning request with no associated site plan.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT staff determined this site could generate approximately 200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 800 trips per day. This will have a minor impact on the surrounding thoroughfare system. Their memorandum is attached.

CATS. CATS staff had no requests or comments relating to this petition.

Storm Water. Storm Water Services staff had no requests for this petition. Their memorandum is attached.

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

Outstanding Issues

Land Use. There are no outstanding land use issues.

Site plan. This is a conventional rezoning request with no associated site plan.