

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

### **Rezoning Petition No. 2008-020**

**Property Owner:** Beacon Partners-Interloop Park, LLC

**Petitioner:** Jon Morris-Beacon Partners

**Location:** Approximately 4.80 acres located on the south side of David Cox Road between Old Statesville Road and Harris Cove Drive

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

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

### **Summary**

The request is to rezone a vacant parcel of land from I-1 to I-2(CD) in order to maximize the potential industrial uses of the property with a building area not to exceed 75,000 square feet, while limiting specific I-2 uses. The property is currently vacant.

### **Consistency and Conclusion**

The *Northeast District Plan* (1996) is the current policy document for this parcel and calls for Industrial land uses. The *Northlake Area Plan* (adoption pending early 2008) recommends Industrial/Warehouse/Distribution land use classification for the property. The area and district plans do not distinguish between light (I-1) and general (I-2) industrial classifications.

Outstanding site plan items remain to be resolved, including a request that the petitioner commit to installing curb and gutter, a six-foot sidewalk, and eight-foot planting strip along David Cox Road. Staff can support this request subject to the petitioner addressing the above and other outstanding site plan items.

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

The property is surrounded by industrial uses and vacant acreage zoned I-1, I-1(CD), I-2, and I-2(CD). Single family residences and duplexes are located further to the northeast on properties zoned R-8(CD), R-4, RU(PUD), and R-9PUD.

### **Rezoning History in Area**

There have been no recent rezonings in the immediate area. However, just south of W.T. Harris Boulevard at Old Statesville Road is a proposed commuter rail transit station on the North Corridor. The approval of Rezoning Petition 2007-080 on October 17, 2007 rezoned

approximately 395 acres east of Old Statesville Road and south of W.T. Harris Boulevard to accommodate a large mixed-use development located in close proximity to the proposed station.

## **Public Plans and Policies**

The *Northeast District Plan* (1996) is the current policy document for this parcel and calls for industrial land uses. The *Northlake Area Plan* draft (adoption pending early 2008) recommends Industrial/Warehouse/Distribution land use classification for the property.

## **Proposed Request Details**

The technical data sheet provided identifies building and parking area limits, but does not note building footprints. The development data and development notes provide the following information:

- Maximum building area not to exceed 75,000 square feet
- Permitted uses in the I-2 zoning district
- Prohibited uses on the subject site
- Identification of 10.4% tree save area boundary
- Additional notes pertaining to buffers and screening; design and performance standards; storm water management; vehicular driveways; signage; parking and loading areas; and, tree ordinance requirements
- Approximate locations of proposed Type II driveways
- Approximate locations of potential cross-access between properties if redevelopment occurs

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT has reviewed this petition and notes that this site could generate approximately 460 trips per day as currently zoned, and indicates the proposed trip generation would be better evaluated with the submittal of a conditional plan. CDOT has stated the petition may or may not have a minor impact on the surrounding thoroughfare system. CDOT has submitted the following comments:

- It appears from the site topography that adequate sight distance may not be able to be achieved for the two proposed driveway locations. The driveways need to be located such that 445 feet of intersection sight distance can be achieved. It may be possible that only one driveway can be approved to access the site.
- The roadway segment type for David Cox Road is “Avenue” under the current *Urban Street Design Guidelines*. The cross-section and curblane location for this road is 23 feet from the roadway centerline to the face of curb and includes a 5-foot bike lane.
- The petitioner needs to provide a 6-foot sidewalk and 8-foot planting strip on David Cox Road.
- The site plan needs to provide an internal system of 5-foot or wider sidewalks that connects building entrances to sidewalks along David Cox Road.

- A detailed site plan is needed for further evaluation of this petition. Subsequent comments may be made upon reviewing the plan, including the need for a left-turn lane(s) on David Cox Road at the site's driveway.
- The petitioner needs to provide cross-access to the west and south via internal driveways

Additionally, CDOT has provided comments relating to reservation of adequate sight triangles, driveway permits, right-of-way encroachment agreement, and driveway and parking design requirements.

**CATS.** CATS has reviewed the petition and has no comments.

**Connectivity.** The technical data sheet identifies approximate locations for two (2) driveways onto David Cox Road. CDOT has indicated that the petitioner needs to provide cross-access to the west and south via internal driveways.

**Storm Water.** Storm Water Services (SWS) has reviewed the petition and notes downstream complaints consisting of blockage, and that this site drains to a stream listed as impaired by the NC Division of Water Quality. SWS has requested that notes be added pertaining to storm water, storm water quantity control, storm water quality treatment, and volume and peak control.

**School Information.** CMS has not submitted comments on this non-residential petition.

## **Outstanding Issues**

**Land Use.** The *Northeast District Plan* (1996) is the current policy document for this parcel and calls for Industrial land uses. The *Northlake Area Plan* draft (adoption pending early 2008) recommends Industrial/Warehouse/Distribution land use classification for the property.

**Site plan.** Staff support is contingent upon the petitioner addressing the following outstanding items:

- The existing 68' Duke Power easement may affect site layout and buffering. Petitioner should ensure there are no conflicts with respect to required building footprint, parking, and landscaping. Petitioner may need to receive approval from Duke Power for improvements located within easement.
- Petitioner should show required curb and gutter, 6-foot sidewalk, and 8-foot planting strip along David Cox Road on site plan.
- Petitioner should add a note on site plan indicating that pedestrian walkway systems will be installed to provide connections between parking areas, buildings, and David Cox Road. This information can be added to General Provision Development Note 2.
- Petitioner should address Storm Water Services and CDOT comments on site plan.