
REQUEST	Current Zoning: R-3, single family residential and I-1(CD), light industrial, conditional Proposed Zoning: I-1(CD), light industrial, conditional and I-1(CD) SPA, light industrial, conditional, site plan amendment, with five year vested rights.
LOCATION	Approximately 5.85 acres located on the east side of Union School Road near the intersection of Stowe Lane and Union School Road.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	The petition proposes a maximum 86,000 square feet of buildings for warehouse, office, and retail uses associated with an existing motorsports complex.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. Most of the property included in this petition is consistent with the <i>Northeast Area Plan</i> but a part is recommended for single family and is inconsistent. However, the portion that is inconsistent is already zoned for industrial.
Property Owner	HSREI, LLC
Petitioner	HSREI, LLC
Agent/Representative	Walter Fields
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Expansion of the existing motorsports complex.
- No engine testing on the petitioned site.
- No detached signage permitted on Union School Road as a part of the rezoning.
- Five year vesting of the development.
- Site to be developed as a unified planned development for the purpose of access and internal circulation.
- Site to comply with the Subdivision Ordinance for any required recombination of lots.
- No permanent storage or loading docks permitted for the buildings closest to Stowe Lane.
- A 38-foot Class "A" buffer provided along the project frontage on Stowe Lane.
- A 76-foot Class "A" buffer provided abutting residential uses and/or zoning.

- **Existing Zoning and Land Use**

The property included in the rezoning is developed with industrial warehouses or vacant. Adjacent properties are zoned R-3 and developed with single family uses or are vacant.

- **Rezoning History in Area**

Recent rezonings in the area include:

Portions of the subject properties were rezoned to I-1(CD) via petitions 95-13c and 98-51c, which permitted a maximum of 62,000 square feet of warehouse and motorsports related accessory uses.

- **Public Plans and Policies**

- *The Northeast Area Plan* (2000) recommends single family residential and industrial land uses for the subject properties.
 - Most of the property included in this petition is consistent with the *Northeast Area Plan* but a part is recommended for single family and is inconsistent. However, the portion that is inconsistent is already zoned for industrial.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**

Current Zoning: 100 trips per day.

Proposed Zoning: 1,600 trips per day.

- **CDOT:** Remove parking and maneuvering area from the setback along Stowe Lane.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on nonresidential rezoning petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Minimizes impacts to the City's tree canopy by providing tree save areas.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Note 8 to delete reference to administrative approval required for the removal of buffers that may no longer be required due to change in abutting use and/or zoning.
 2. Amend Note 8 to state that the buffer areas will not be reduced.
 3. Specify how sewer services will be provided.
 4. Remove parking and/or maneuvering space from the setback along Stowe Lane.
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Attachments Online at www.rezoning.org

- Application
- CDOT Review
- Charlotte Fire Department Review
- CMUD Review
- Community Meeting Report
- LUESA Review Site Plan
- Storm Water Review

Planner: Sonja Sanders (704) 336-8327