

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-46

Property Owner: Coogan General Contracting Company

Petitioner: Coogan General Contracting Company

Location: Approximately 7.4 acres located on the east side of Nations Ford Road, south of Interstate 485 (I-485)

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

Summary

The petition seeks to rezone approximately 7.4 acres to allow any use that is permitted in the I-2 district, excluding junk yards.

Consistency and Conclusion

The proposed zoning request is consistent with the Southwest District Plan, which recommends industrial land uses on the subject property. Upon correction of the one site plan deficiency this petition would be appropriate for approval.

Existing Zoning and Land Use

The subject property is zoned I-1 and is currently vacant. Properties located on the north and south sides of Interstate 485 (I-485) are zoned I-1 and I-2 and are occupied by warehouses, an office, and a few vacant lots.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

Public Plans and Policies

Southwest District Plan (1991). The Southwest District Plan recommends industrial land uses on the site.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The site plan recognizes a 20-foot transitional setback along Nations Ford Road.
- A 40-foot access easement is provided along I-485 to the Sugar Creek greenway.
- The 100-foot SWIM buffer is proposed to be dedicated to Mecklenburg County's greenway system.

- A six-foot sidewalk behind an eight-foot planting strip will be constructed along Nations Ford Road

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 550 trips per day under both the existing and proposed zoning classifications. This will have a minor impact on the surrounding thoroughfare system.

CATS. There is no transit serving the petitioned site.

Connectivity. No additional connectivity is proposed and CDOT is not requesting additional connectivity.

Storm Water. Storm Water Services notes that no significant downstream impacts due to drainage are foreseen due to this request. They are requesting water quality improvements and peak/volume controls.

School Information. This petition will not affect the school system. Thus, the school's planning staff did not comment on the petition.

Mecklenburg County Park and Recreation Department: The southern boundary of this petition is the proposed Sugar Creek Greenway as identified in the 1999 Greenway Master Plan. Mecklenburg County Park and Recreation Department requests donation of the floodplain for future Greenway Trail construction and a 30 foot wide easement parallel with I-485 for a future pedestrian trail providing access from Nations Ford Road to the Greenway about 750 feet away.

Outstanding Issues

Land Use. The proposed zoning request is consistent with the Southwest District Plan, which recommends industrial land uses on the subject property, and is considered appropriate for approval from a land use perspective.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- Add a note that any lighting will be capped and shielded and no direct illumination will extend past the property lines.
- The notes need to be modified to "dedicate and convey" 50 feet of right-of-way from the centerline of Nations Ford Road.
- The timing of dedications needs to be tied to something other than certificates of occupancy since many uses may not require such a certificate. We recommend dedication 90 days after approval of the petition.