

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-168

Property Owner: Beacon Harris Ridge, LLC

Petitioner: Beacon Harris Ridge, LLC

Location: Approximately 15.94 acres located north of Lakeview Road and west of West WT Harris Boulevard

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

Summary

This petition proposes to rezone approximately 15.94 acres from I-1 and I-2 to I-1 (CD) in order to achieve a consistent zoning classification for the entire property. The property is located north of Lakeview Road and west of West WT Harris Boulevard.

Consistency and Conclusion

The proposal is consistent with the Northeast District Plan recommendation for industrial land uses on this parcel. Therefore, upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

The predominant zoning in the area is either I-1 or I-2. A small area of R-MH, residential manufactured housing is located to the south of the petitioned site along Lakeview Road. The majority of the uses in the area are industrial in nature with the exception of the manufactured housing to the south.

Rezoning History in Area

The most recent rezoning in the immediate area was petition 98-48(C) for a site located across West WT Harris from the subject property. The property was rezoned from I-2 to I-1 with no conditions.

Public Plans and Policies

The proposed Northlake Area Plan will provide future land use policy when adopted by City Council in 2006. Staff is currently working on the market analysis and traffic modeling and expects to hold the first meetings in late January.

Northeast District Plan (1996). The proposed Northlake Area Plan will provide future land use policy when adopted by City Council in 2006. Staff is currently gathering background information and traffic modeling and expects to hold the first public meetings in February.

Proposed Request Details

The requested zoning will allow the property to be in one zoning district. While it will eliminate outdoor storage as a principal use, the nature of the existing facility is such that this will not be an issue.

The site plan associated with this petition shows the existing buildings and parking. Prohibited uses include automotive dealerships, limited service hotels, convenience stores, and restaurants with drive-through windows. The site plan shows a maximum building area of 555,000 square feet with no more than 70,000 square feet devoted to retail uses.

Public Infrastructure

Traffic Impact / CDOT Comments. Based upon the existing zoning, the existing development right should be provided on the site plan, not the existing building square footage. CDOT calculates that the existing zoning allows 665,000 SF of industrial of which 95,000 SF could be retail. Using these development amounts, this site could generate approximately 11,000 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 9,000 trips per day. This lesser number of potential trips will still have an impact on the surrounding thoroughfare system. CDOT the following specific comments that are critical to their support of the rezoning petition:

- According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a left-turn lane is necessary to serve the traffic using the proposed driveway connection to Lakeview Road. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. We recommend the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the public street/private driveway connections. This roadway improvement is required to meet the traffic demands of the proposed development. The left-turn lane should be designed with a minimum 150 feet of storage, a 15:1 bay taper and 35:1 through lane tapers.
- Existing pavement markings need to be shown on the site plan for W.T. Harris Boulevard and Lakeview Road.
- Existing access points need to be indicated as full or restricted movement (right-in/right-out) driveways.

CATS. CATS requests sidewalks along Lakeview Rd.

Storm Water. Storm Water Services indicates no additional requirements are needed at this time.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. The proposal is consistent with the Northeast District Plan recommendation for industrial land uses on this parcel.

Site Plan. The following site plan issues are outstanding:

- Dedicate and convey 50-feet of right of way from centerline on Lakeview Road prior to issuance of building permits or when requested by City of Charlotte.
- All CDOT comments should be addressed.