

PRE-HEARING STAFF ANALYSIS
Rezoning Petition No. 2007 - 06

Property Owner: Avtek Partners II, LLC

Petitioner: York Development Group

Location: Approximately 2.83 acres located on the west side of Carowinds Boulevard south of South Tryon Street.

Request: I-1, light industrial to NS, neighborhood services

Summary

This request proposes to rezone 2.83 acres to allow up to 30,000 square feet of retail/restaurant and office uses.

Consistency and Conclusion

This request is consistent with the *General Development Policies Guidelines*, which would allow a community center at the intersection of York Road and Carowinds Boulevard with up to 225,000 square feet of retail and 75,000 square feet of office square footage. Therefore, this request is considered appropriate for approval upon resolution of the outstanding site plan issue.

Existing Zoning and Land Use

The surrounding properties are zoned I-1 and R-12MF(CD) and are occupied by industrial, office, and a multi-family development.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

The General Development Policies (adopted 2003). Under the GDP criteria, the center at the York Road/Carowinds Boulevard intersection is categorized as a Community Center (up to 300,000 square feet including 225,000 square feet maximum retail and 75,000 square feet maximum office). The boundaries of this center are not delineated, but the parcels in question are in close enough proximity to the intersection to be considered part of the center.

Southwest District Plan (adopted 1993). This plan recommends industrial uses on this site. In addition, the plan identifies a Neighborhood Mixed Use Center (225,000 square feet retail/office, as per the 1993 plan) at the intersection of York Road and Carowinds Boulevard. The plan does not identify the boundaries of this center.

Proposed Request Details

This request proposes to rezone 2.83 acres to allow up to 30,000 square feet of retail/restaurant and office uses. The request also includes the following:

- All buildings will be designed so they appear to front roadways.
- A twenty-foot setback will be maintained along Carowinds Boulevard.
- The petitioner will provide a six-foot wide sidewalk with an eight-foot wide sidewalk along all roadways.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 3,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,100 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services comments are attached.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the *General Development Policies Guidelines*, which would allow a community center at the intersection of York Road and Carowinds Boulevard with up to 225,000 square feet of retail and 75,000 square feet of office square footage.

Site plan. Storm Water Services comments should be addressed.