

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 20

Property Owner: James Knuckles, Inc.

Petitioner: James Knuckles, LLC

Location: Approximately 2.80 acres located on the south side of General Industrial Road, south of Old Concord Road.

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

Summary

The proposal is to rezone approximately 2.8 acres located on the south side of General Industrial Road, south of Old Concord Road, from I-1(CD) (light industrial, conditional) to I-2(CD) (general industrial, conditional) to accommodate up to 20,000 square feet of offices and storage facilities and outdoor equipment parking. The petitioner is requesting a conditional I-2 designation because I-1 zoning does not support outdoor parking of heavy equipment and vehicles.

Consistency and Conclusion

The proposal is consistent with *the Northeast District Plan*, which recommends industrial uses for the portion of the property fronting General Industrial Road.

Background

This site was rezoned in 1990 from R-9 (an old residential designation comparable to R-4) and I-1 to I-1 (CD). That rezoning restricted several of the more intense uses otherwise permitted in I-1 at that time.

Existing Zoning and Land Use

The subject property is vacant and currently zoned I-1(CD). Eastway Specialty Park occupies an I-1 zoned parcel located to the west. The property across General Industrial Drive to the north is zoned I-2(CD) and houses industrial uses related to the City of Charlotte's Transportation Department. A vacant I-1(CD) zoned property is located to the east. Property to the southeast is zoned R-4 and I-1 and is occupied by Briarwood Park. The Glenfiddich subdivision, which is zoned R-4, borders the southern perimeter of the subject property.

Rezoning History in Area

There has been no recent rezoning activity in the immediate vicinity of the subject property.

Public Plans and Policies

Northeast District Plan (1996). The 1996 *Northeast District Plan* recommends industrial land uses of industrial for the parcel fronting General Industrial Road.

Proposed Request Details

This petition proposes a 20,000 square foot building for offices and storage facilities and outdoor equipment parking. The site plan contains the following provisions:

- All I-1 uses will be permitted.
- The only I-2 use allowed use will be outdoor parking and storage.
- The petitioner proposes a tree save area within the 20 feet setback.
- Buffer areas adjacent to residential zoning will remain undisturbed.
- All site lighting will be shielded.
- 18% of the site will be being dedicated to tree preservation.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 100 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requested an 8 feet planting strip and a 6 feet sidewalk, which the petitioner has agreed to provide on the latest site plan revision.

CATS. CATS did not comment on this request.

Connectivity. There are no additional opportunities for connectivity at this location.

Storm Water. Stormwater Services identified downstream complaints consisting of flooding and blockage. (See attached memo.)

School Information. CMS did not comment on this request.

Outstanding Issues

Land Use. The request is consistent with adopted land use plans. Pending resolution of outstanding site plan issues the request is appropriate for approval.

Site plan. The following site plan comments are outstanding:

- A pedestrian walkway from the street to the building should be added to the site plan.
- Fencing other than chain link should be utilized across the street frontage to better screen the outdoor equipment storage.
- The petitioner is still negotiating a potential easement with the Mecklenburg County Parks Department.