

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-072

Property Owner:	See attached list
Petitioner:	Sykes Industrial Solutions Charlotte One, LLC
Location:	Approximately 27 acres located on the northeast corner of Sam Wilson Road and West Pointe Drive
Center, Corridor or Wedge:	Corridor
Request:	R-17 MF LLWPA, multi-family residential and R-3 LLWPA, single family residential to I-1 (CD) LLWPA, light industrial conditional all within the Lower Lake Wylie Protected Area

Summary

This rezoning proposes allow the development of offices along with distribution, storage, buildings for bulk storage and office warehousing or flex space. The maximum building area is limited to 250,000 square feet.

Consistency and Conclusion

This petition is consistent with the *Northwest District Plan* and is appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The zoning surrounding the petitioned site is a mix of residential, commercial, and industrial. Across Sam Wilson Road and to the north of the site the properties are zoned R-3 and are developed as such. To the east and a portion of the properties to the south are industrial in use and zoning.

Rezoning History in Area

The most recent rezoning in the area was 2006-103 for Kilburn Commercial Properties. Approximately 3.3 acres located south of Moores Chapel Road and east of Cedarville Road was rezoned from R-3 LWPA, single family residential to I-1 (CD) LWPA, light industrial conditional district.

Public Plans and Policies

The *Northwest District Plan* (adopted 1990) recommends a mixture of office and industrial land uses for the subject property.

Proposed Request Details

The requested zoning will allow office and warehousing. The site plan associated with this petition indicates a maximum building area of 253,200 square feet within three buildings and a maximum height of 48-feet. Access to the site is provided by a driveway to Sam Wilson Road and West Pointe Drive. A future driveway connection is provided to the property to the north.

Public Infrastructure

Traffic Impact / CDOT Comments.

Consistency with Transportation Action Plan (TAP)

The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Corridor and appears to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 3,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,300 trips per day. This will have a lesser impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- Direct sidewalk connections from Building A to Sam Wilson Road need to be provided. Two connections to Sam Wilson would be optimal, one leading from the southwest (from true north) corner of the building and one from the southeast (from true north) corner.
- Sidewalk must be provided from Building B to Sam Wilson Road in conformance with Zoning Ordinance requirements. Two connections similar to those described for Building A should be provided.

CATS. CATS did not have comments on this petition.

Connectivity. The site plan provides for future connectivity to the north.

Storm Water. Storm Water Services requests that the following sentence be removed from the site plan: Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural drainage discharge points.

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

Outstanding Issues

Land Use. This rezoning request allows for office / warehouse land uses on the subject property which is consistent with the land use recommendations in the *Northwest District Plan*.

Site plan. The following site plan comments are outstanding:

- The location of the BMP's should be shown on the plan.
- The amount of tree save area should be noted on the site plan and should be at a minimum equal to 15% of the site acreage.
- All buffers should be labeled as Class "A."
- A note should be added to the site plan requiring the preservation of all trees within the 50-foot setback along Sam Wilson Road.