
REQUEST	Current Zoning: B-D, distributive business Proposed Zoning: I-1, light industrial
LOCATION	Approximately 1.95 acres located at the southeast corner of the intersection of Interstate 485 and Interstate 77 and to the west of Statesville Road.
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Northlake Area Plan</i> .
Property Owner	DavidLand, LLC
Petitioner	DavidLand, LLC
Agent/Representative	Lorin S. Stiefel
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional petition with no associated site plan.
 - **Existing Zoning and Land Use**

The subject property is zoned B-D and is currently vacant. The site is a portion of a larger tract zoned I-1 and a billboard facing north bound on Interstate 77 is located on the site. The surrounding properties are zoned B-D (CD), I-1, and I-2 and are occupied with industrial and commercial uses or are vacant.
 - **Rezoning History in Area**

Recent rezonings in the area include:

 - 2008-128 rezoned site located directly across Statesville Road from R-17MF and I-1 to B-D (CD) to allow for a four-story, 119-room hotel and an abandonment of right-of-way along the old alignment of Statesville Road.
 - 2008-001 rezoned site located on the southeast corner of Metromont Parkway and Statesville Road from I-2 to I-1.
 - **Public Plans and Policies**
 - *The Northlake Area Plan* (2008) recommends office, retail, industrial/warehouse, and distribution uses. The area plan states that any one or a combination of these uses is appropriate.
 - This petition is consistent with the *Northlake Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:** Due to the wide range of uses allowed, no trip generation was provided for the existing or proposed zoning classifications.
 - **Connectivity:** No Issues.
- **Charlotte Fire Department:** No issues.

- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** No Issues.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Charlotte Area Transit System Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Application

Planner: Michael Cataldo (704) 336-8316