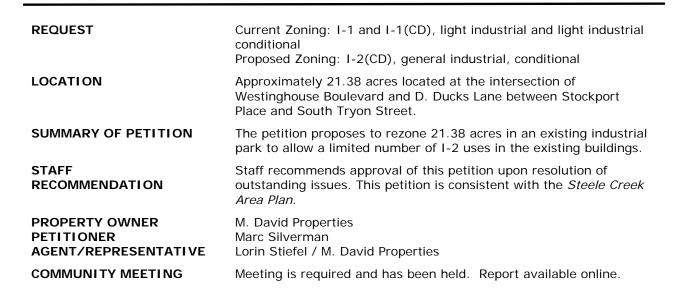
Rezoning Petition 2012-013 PRE-HEARING STAFF ANALYSIS March 19, 2012



PLANNING STAFF REVIEW

Background

- The site in question was rezoned under petition 1990-081.
- The site allowed for 250,000 square feet of office, light manufacturing, retail, and flex space.

Proposed Request Details

- The site plan accompanying this petition contains the following provisions:
- Parcel layout.
- Limits the uses to all I-1 uses allowed within the I-2 district and the I-2 uses which are listed on the site plan.
- Existing Zoning and Land Use
 - The subject parcels are zoned I-1 and I-1(CD) and developed with several commercial buildings. The surround properties are zoned I-1 and I-(CD) and developed with commercial buildings.
- Rezoning History in Area
 - There has been no rezoning in the immediate area in recent years.
- Public Plans and Policies
 - The Steele Creek Area Plan (2012) recommends industrial land uses for this parcel.
 - This petition is consistent with the Steele Creek Area Plan.

DEPARTMENT COMMENTS (see full department reports online)

- Charlotte Area Transit System: No comments received.
- Charlotte Department of Neighborhood & Business Services: No issues.
- Solid Waste Services: No issues.



- Transportation: No issues.
 - Vehicle Trip Generation:
 Current Zoning: 5,366 trips per day.
 Proposed Zoning: 5,366 trips per day.
 - 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 Department: No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by reusing the existing buildings on the subject site.

OUTSTANDING ISSUES

- The petitioner should:
 - 1. Remove "other similar uses" from the list of permitted uses.
 - 2. Remove "(I-2 only)" which is attached to specific uses on the list of permitted uses

Attachments Online at <u>www.rezoning.org</u>

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services 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

Planner: Solomon Fortune (704) 336-8326