
REQUEST	Current Zoning: BP, business park Proposed Zoning: I-1, light industrial
LOCATION	Approximately 20.47 acres located on the west side of Twin Lakes Parkway between Vance Davis Drive and Statesville Road. (Council District 2 - Mitchell)
SUMMARY OF PETITION	This petition proposes to rezone the property to allow uses in the I-1 (light industrial) zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The request is consistent with the <i>Northlake Area Plan</i> .
PROPERTY OWNER	Beacon #30 LLC
PETITIONER	Beacon #30 LLC c/o Jon Morris
AGENT/REPRESENTATIVE	Collin Brown/Bailey Patrick, Jr., K&L Gates, LLP
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
The subject property was a portion of a larger conditional rezoning approved by Petition 1990-017(C), which rezoned 363.5 acres from BP (business park) and R-9 (single family residential) to BP (business park) and I-2 (general industrial). The subject property along with the majority of the area included in the rezoning has been developed.
 - **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
The subject property is developed with a 346,545-square foot warehouse/distribution facility. Surrounding properties are zoned BP (business park), I-2 (general industrial), I-1 (light industrial) and developed with warehouse, distribution and industrial buildings. North of the site is the I-485 corridor.
 - **Rezoning History in Area**
Recent rezonings approved in the area include:
 - Petition 2008-001, located at the southeast corner of the intersection of Statesville Road and Metromont Parkway, rezoned approximately 6.38 acres from I-2 (general industrial) to I-1 (light industrial).
 - Petition 2008-128, located on the west side of Statesville Road, rezoned approximately 4.40 acres from R-17MF (multi-family residential) and I-1 (light industrial) to B-D(CD) (distributive business, conditional) to allow uses in that district including a hotel.
 - Petition 2010-050, located on the west side of Statesville Road and east of I-77, rezoned approximately 1.95 acres from B-D (distributive business) to I-1 (light industrial).
 - **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends office/industrial to include warehouse and distribution land uses for the property and surrounding area.
 - 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 comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

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

- Application
- Locator Map
- Transportation Review
- Charlotte Department of Neighborhood & Business Services
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: John Kinley (704) 336-8311