
REQUEST	Current Zoning: I-1, light industrial and I-1(CD), light industrial, conditional Proposed Zoning: I-1(CD), light industrial, conditional and I-1 (CD) SPA, light industrial, conditional, site plan amendment
LOCATION	Approximately 15.13 acres located on the west side of North Graham Street and Spratt Street between Music Factory Boulevard and Oliver Street. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to accommodate an expansion of the Second Harvest Food Bank of Metrolina, resulting in a maximum of 207,000 square feet on the site. Permitted uses include office, warehouse and distribution uses, in addition to any related accessory uses permitted in the I-1 (light industrial) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER PETITIONER	City of Charlotte and Mecklenburg County Second Harvest Food Bank of Metrolina, Inc. c/o Kay Carter, Executive Director
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The subject site was previously rezoned in 1985 (rezoning petition 1985-079) to allow the construction of up to 148,000-square feet for office, warehouse, and distribution uses.

- **Proposed Request Details**

The rezoning and site plan amendment contain the following provisions:

- A maximum of 207,000 square feet for office, warehousing and distribution uses, and related accessory uses. Outdoor advertising signs or billboards are prohibited.
- A maximum of 125,000 square feet may be located within Buildable Area "A" and 82,000 square feet may be located in Buildable Area "B".
- Buildable Area "A" contains four areas of possible expansion for the existing buildings.
- Buildable Area "B" proposes no changes to the existing structure.
- Upon redevelopment of Buildable Area "B" a 20-foot Class B buffer will be required along the railroad right-of-way.
- All buildings limited to one story except for the one expansion area labeled two stories on Buildable Area "A".
- A 50-foot wide open space area along the frontage on Statesville Avenue, NC Music Factory Boulevard, and North Graham Street.
- Maintaining the required landscaping area for Buildable Area "B".

- **Existing Zoning and Land Use**

The subject property is currently zoned I-1 (light industrial) and I-1(CD) (light industrial, conditional) and is developed with industrial, institutional and office structures. Properties to the north and west of the subject site are currently zoned R-5 (single family residential) and R-17MF (multi-family residential) and developed with residential structures. The property to the south of the site is zoned MUDD(CD) (mixed-use development, conditional) and is vacant. Sites to the east are zoned O-6(CD) (office, conditional) and I-2 (general industrial) and are developed with various industrial structures.

- **Rezoning History in Area**

Petition 2012-043 rezoned 3.62 acres located south of the subject site and beyond the intersection from I-1 (light industrial), I-1(CD) (light industrial, conditional), and I-2 (general industrial) to MUDD(CD) (mixed-use development, conditional) to allow the development of 250 residential units.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends institutional land uses for the subject parcel.
 - This petition is consistent with the *Central District 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:**
Current Zoning: 900 trips per day.
Proposed Zoning: 1,450 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.
 - **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*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

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

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- 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: Solomon Fortune (704) 336-8326