

REQUEST	Current Zoning: B-D (distributive business) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 2.77 acres located off Saint Vardell Lane, north of Clanton Road and east of Interstate 77. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow several general business uses in an existing building in the South End Business Park.
PROPERTY OWNER	Stockbridge 77 Corporate Park, LLC
PETITIONER	Stockbridge 77 Corporate Park, LLC
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Scaleybark Transit Station Area Plan</i> recommendation for office, industrial, or warehouse-distribution uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located in an existing office/industrial business park. • The proposal will maintain the existing building and parking on the site, ensuring that it is in character with the other sites in the business park. • While the proposed zoning is inconsistent with the adopted plan's land use recommendation, the proposal allows a range of commercial business uses, such as indoor recreation, wholesale businesses, government buildings, clinics, and laboratories, which are compatible with the uses in the established business park. • The proposal also prohibits more auto oriented uses, such as retail, restaurants, gasoline sales, automobile repair shops, bakeries retail, and residential uses on the subject site.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - The reuse of an existing 32,540-square foot commercial building for general business uses such as indoor recreation, wholesale businesses, government buildings, clinics, and laboratories.
 - Prohibits retail, eating/drinking/entertainment establishments (EDEEs), automobile sales, automobile repair shops, and automotive service stations, and similar enumerated uses; also prohibits residential and accessory drive thru uses.
 - Provision that the existing building cannot increase in size.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned B-D (distributive business) and developed with a commercial/warehouse structure.
 - The surrounding properties are zoned B-D (distributive business) and B-1 (neighborhood business) and developed with office/warehouse buildings or are vacant.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
- **Public Plans and Policies**
 - The *Scaleybark Transit Station Area Plan* (2008) recommends the continuation of low to moderate intensity office, industrial, and warehouse-distribution uses with easy interstate access.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street near the I-77 interchange with a major thoroughfare. CDOT will seek to maintain the local connectivity between Saint Vardell Lane and Trade Park Court during permitting.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 120 trips per day (based on 34,000 square feet of warehouse uses).
 - Entitlement: 120 trips per day (based on 34,000 square feet of warehouse uses).
 - Proposed Zoning: 1,070 trips per day (based on 32,540 square feet of indoor recreation - fitness club use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** The site has water system availability via an existing six-inch water distribution main along Saint Vardell Lane and sewer system availability via an eight-inch sewer main located along Saint Vardell Lane.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed or planted in the right-of-way of any state maintained street without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESSite and Building Design

1. ~~Add a note that accessory service windows will not be allowed.~~ Addressed.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review