

REQUEST	Current Zoning: BP (business park) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 5.14 acres located at the northeast intersection of Vance Davis Road and Twin Lakes Parkway and East of Statesville Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial) district in an existing building in Twin Lakes Business Park, located just south of Interstate 485 and east of Interstate 77.
PROPERTY OWNER	Tariff Group, Inc.
PETITIONER	Cheer Athletics
AGENT/REPRESENTATIVE	C. Matthew Jones, M.A., P.E.
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	The Zoning Committee found this petition to be consistent with the <i>Northlake Area Plan</i>, based on information from the staff analysis and the public hearing, and because: • The plan recommends office/warehouse land uses for the subject site. Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: • The adopted land use plan calls for an office/warehouse use, as allowed in the proposed I-1 Industrial Zoning District. • The site and surrounding area are already developed as light industrial uses, which are allowed under the BP zoning district. • The I-1 district will allow uses such as auto sales, which are not permitted in the BP (business park) district. • The site backs up to I-485, with no residential uses in close proximity. • Rezoning petition 2017-063, a request to rezone the property which is adjacent to this site from BP (business park) to I-1 (light industrial), was also recommended for approval in May 2017. By a 6-0 vote of the Zoning Committee (motion by Lathrop seconded by Spencer).
ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Lathrop/ Fryday Yeas: Fryday, Lathrop, McClung, Spencer, Watkins, and Wiggins Nays: None Absent: Majeed Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this conventional request to the Committee and noted that it is consistent with the <i>Northlake Area Plan</i> . There was no discussion of this petition.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- The I-1 (light industrial) district is designed to create and protect industrial areas for light manufacturing and the distribution of wholesale products. Uses permitted in the I-1 district by-right and under prescribed conditions, in addition to light manufacturing and distribution, include automotive sales and repair; boat and ship sales and repair; financial institutions up to 70,000 square feet; hotels and motels; manufactured housing sales; offices up to 400,000 square feet; retail establishments; shopping centers and businesses; personal and recreational services up to 70,000 square feet; theatres, motion picture; child care centers; day labor service agencies; and homeless shelters.

- **Public Plans and Policies**

- The *Northlake Area Plan* (adopted 2008) recommend office and warehouse uses for this site and the surrounding area.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at an unsignalized intersection of major collectors, and the proposed land use will substantially decrease the current zoning's projected daily trips.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 190 trips per day (based on 51,900 square feet of warehouse uses).
 - Entitlement: 2,200 trips per day (based on 51,400 square feet of retail uses).
 - Proposed Zoning: 120 trips per day (based on 51,400 square feet of warehouse uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business 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-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 16-inch water transmission main located along Vance Davis Drive and an existing 12-inch water distribution main located along Twin Lakes Parkway. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Twin Lakes Parkway.
- **Engineering and Property Management:**
 - **Arborist:** The petitioner must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, the survey shall include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site must comply with Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Fire Department Review

- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Park and Recreation Department Review
- Transportation Review

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