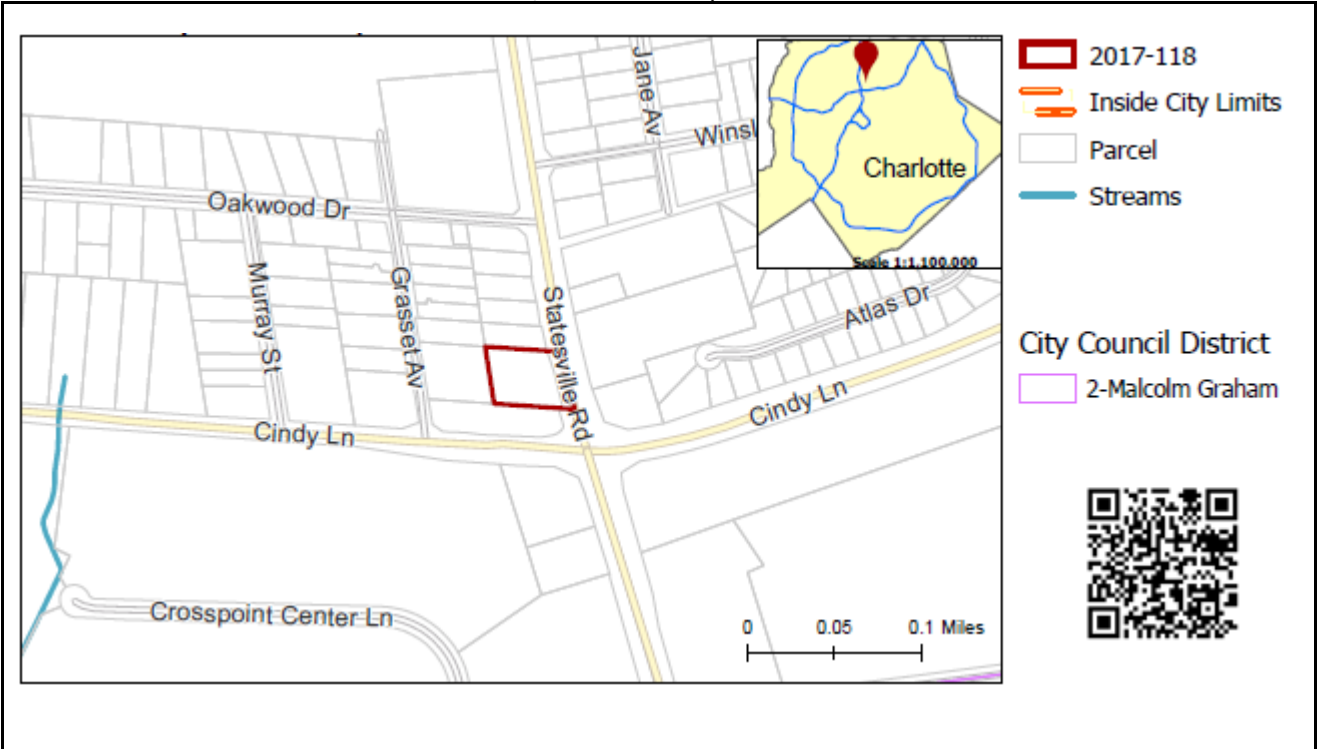


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 0.78 acres located on the west side of Statesville Road, north of Cindy Lane.



SUMMARY OF PETITION

The petition proposes an 11,500 square-foot warehouse addition and parking for an abutting business on vacant land.

PROPERTY OWNER

Phillips Investment Properties, LLC

PETITIONER

Phillips Investment Properties, LLC

AGENT/REPRESENTATIVE

John Phillips

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan (1996)* recommendation of single family uses up to 4 dwelling units per acre.

Rationale for Recommendation

- This petition proposes a warehouse addition and nine additional parking spaces as an expansion of an already-existing business located on the parcel directly below this site.
- This site had been used as overflow parking for the adjacent auto parts business, but after the widening of Statesville Road the parking lot did not meet zoning requirements in its current form. This petition will formalize the parking spaces and bring the site up to current zoning code.

- The site will add a 22-foot class B buffer and tree save area between the site and the surrounding single-family homes and add a 5-foot sidewalk connecting the sidewalk on Statesville Road to the new warehouse addition and parking lot.
- The existing auto parts business on the adjacent site and the parking lot was recognized by the *Northeast District Plan (1996)* even though the plan recommends single family residential uses for this site, and the site use is currently not out of character with the commercial sites across the street.
- Adding a parking lot and warehouse space along with appropriate buffers will make the site safer for the surrounding residents and for pedestrians.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from Single-family Residential up to 4 DUA to General Business for the site.

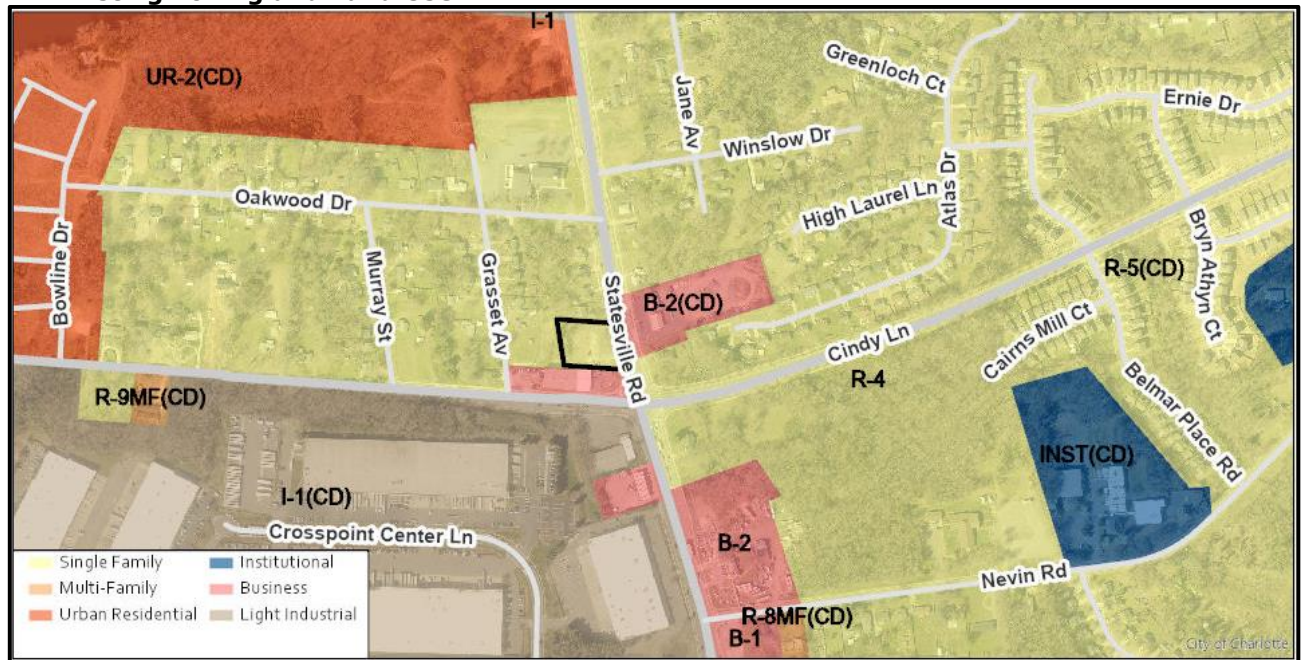
PLANNING STAFF REVIEW

• **Proposed Request Details**

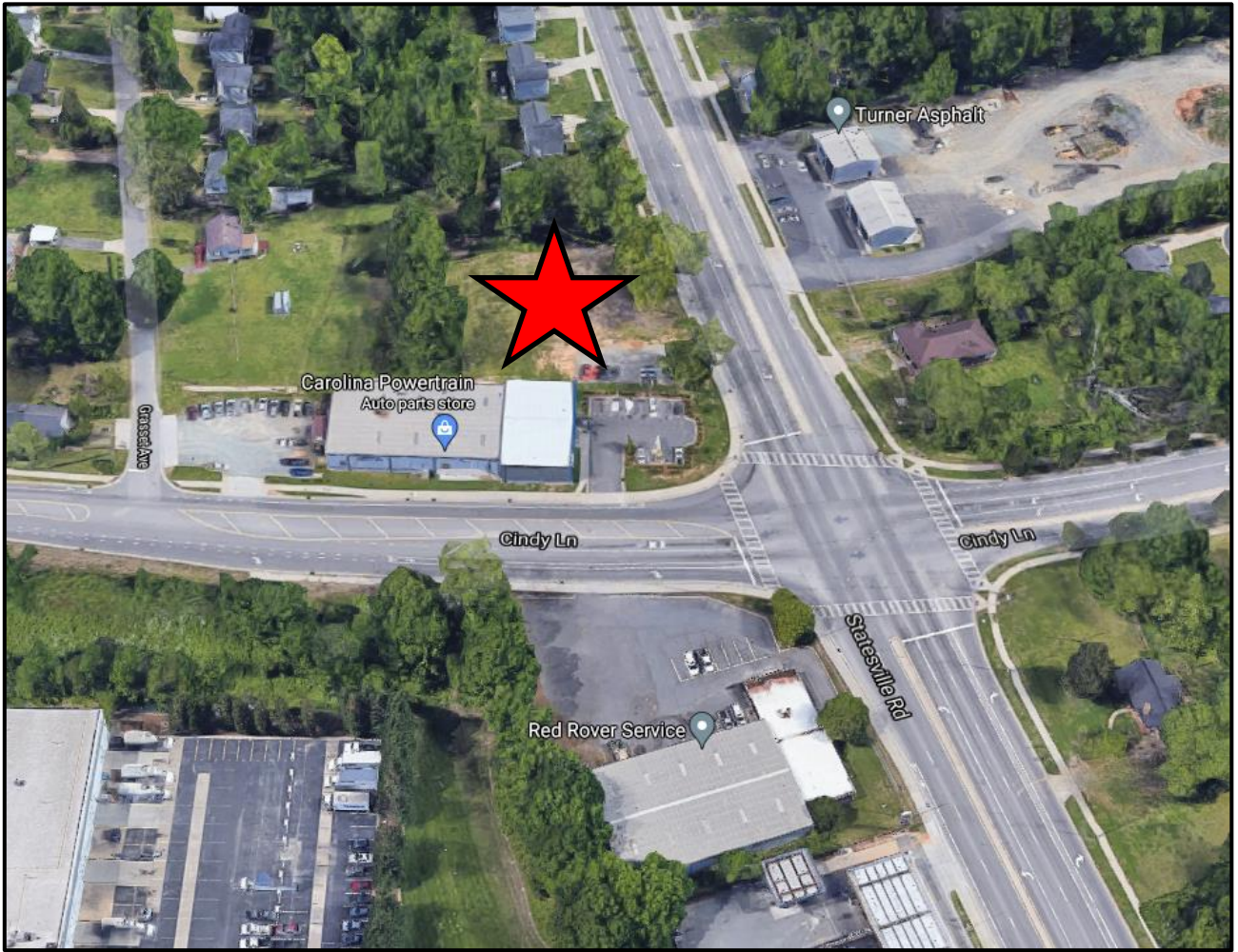
The site plan accompanying this petition contains the following provisions:

- Allows an 11,500 square-foot warehouse addition.
- Provides 9 new parking spaces.
- Commits to an 8-foot planting strip and 6-foot sidewalk along Statesville Road.
- Connects the sidewalk on Statesville Road to the new warehouse addition and parking lot with a 5-foot sidewalk.
- Provides a 22-foot Class B buffer with a wooden fence to abutting residential.

• **Existing Zoning and Land Use**



The surrounding land uses include single family residential, warehouse, retail, and commercial uses.



The subject property denoted with a red star.



The property to the south along Cindy lane and Statesville Road is developed with a warehouse use.



The property to the north along Statesville Road is developed with single family homes.

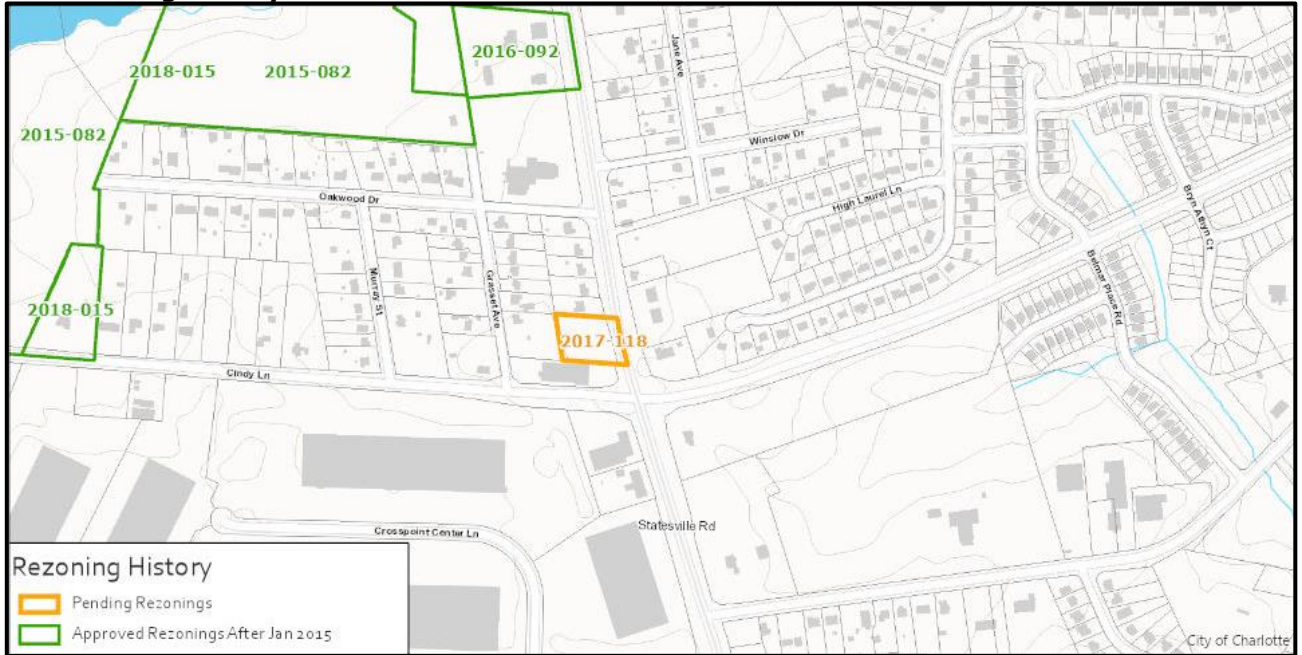


The property to the west along Grasset Avenue is developed single family homes and vacant land.



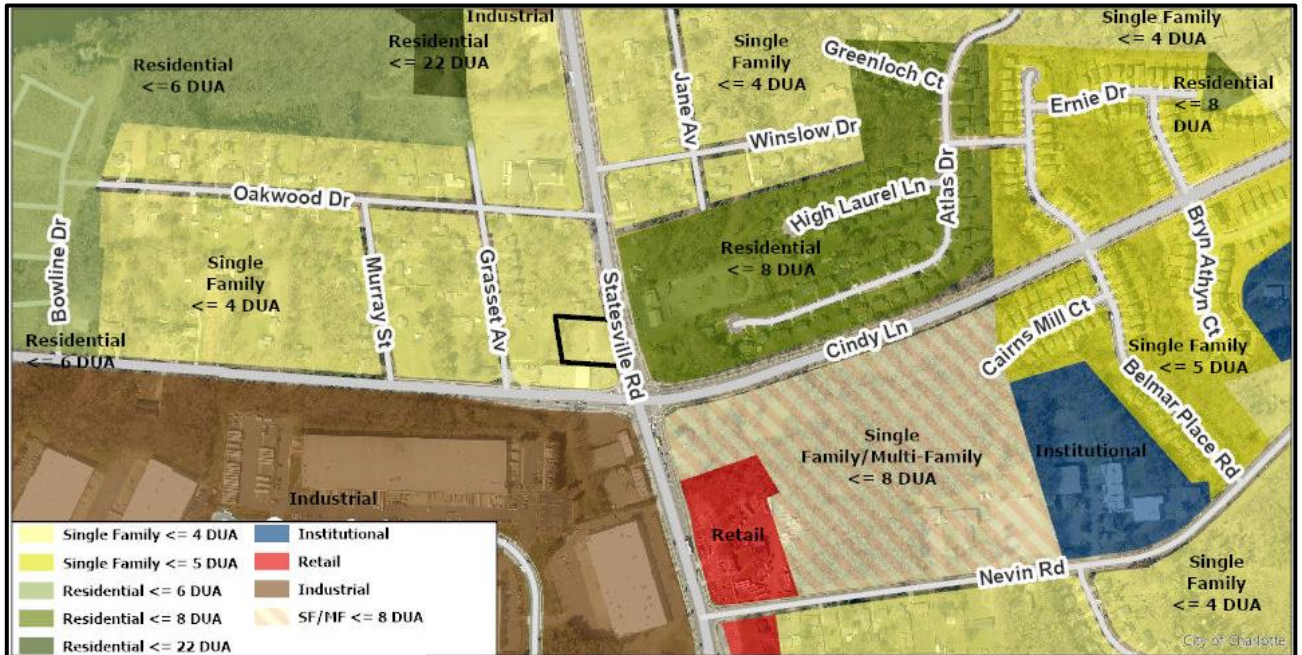
The property to the east across Statesville Road is developed with an asphalt company.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-082	Rezoned 64.33 acres to allow up to 270 multi-family dwelling units and 480 single family dwelling units.	Approved
2016-092	Rezoned 5.63 acres to add undeveloped parcels to a previously approved residential development - rezoning petition 2015-082.	Approved
2018-015	Rezoned 66.50 acres to modify a previously approved site plan to change the residential unit types and to decrease the number of units.	Approved

• **Public Plans and Policies**



- The *Northeast District Plan* (1996) calls for Single-family uses up to 4 DUA for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on a major thoroughfare road (Statesville Road). The trip generation is the same for the proposed and entitlement land uses (see trip generation table). The petitioner has committed to installing 8-foot planting strip and 6-foot sidewalk along Statesville Road. CDOT recommends for the petitioner to coordinate with Urban Forestry to identify the appropriate locations for sidewalk placement to preserve existing trees. The sidewalk may meander outside of the public right-of-way to preserve existing trees, to be dedicated within a sidewalk-utility-easement (SUE). All CDOT items are addressed.
- **Active Projects:**
 - Street Lighting - Statesville Avenue Phase II
 - This project will implement street lighting along the Statesville Avenue corridor
 - Project phase: Design
 - Construction: 2020
 - CDOT PM: Anthony Mendez
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 40 trips per day (based on 3 single family dwellings).
 - Proposed Zoning: 40 trips per day (based on 11,500 square-feet of warehouse uses.).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Statesville Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing 8-inch gravity sewer main located along Statesville Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225