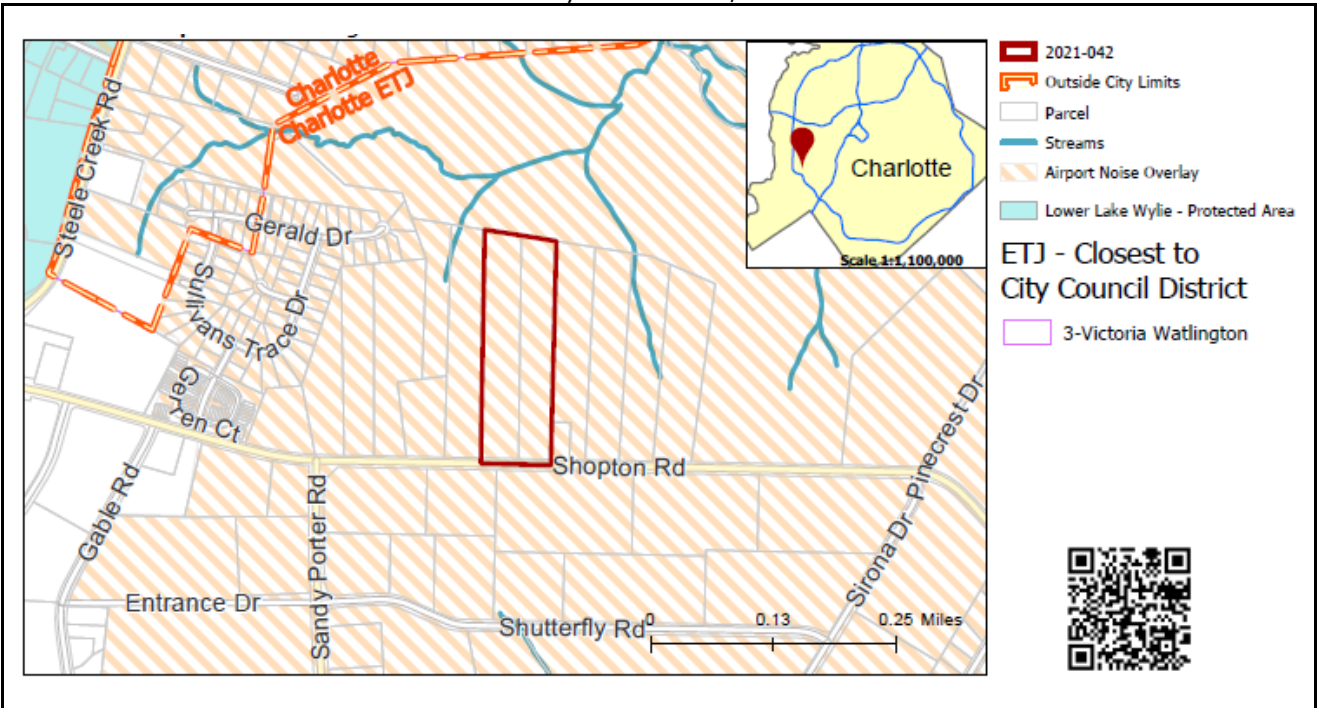


REQUEST

Current Zoning: I-1 (CD) AIR (light industrial, conditional, airport noise overlay)
Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

LOCATION

Approximately 10.73 acres on the north side of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive.



SUMMARY OF PETITION

The petition proposes to allow development of a vacant site with all uses permitted in the I-2 district including outdoor storage of equipment and materials.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Sirus Lane Partners, LLC
Jason Owen
Jason Owen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of requested technical revisions related to Site and Building Design and Transportation.

Plan Consistency

The petition is **inconsistent** with the office/retail/light industrial adopted future land use for this site, as per the *Westside Strategic Plan*.

Rationale for Recommendation

- The proposed I-2 (CD) general industrial zoning for this parcel, while inconsistent with the light industrial recommendation for the site, is compatible with the industrial developments in the area.

- The conditional use allows for outdoor storage of equipment and material to allow for a manufacturing use which is compatible with the industrial developments in the area.
- The site is located within the Shopton Road Industrial Activity Center, as per the *Centers Corridors and Wedges Growth Framework*.
- The petition commits to transportation improvements along Shopton Road including a left turn lane into the site, a 5' bicycle lane, 8' planting strip, and 6' sidewalk.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.

The approval of this petition will revise the adopted future land use as specified by the *Westside Strategic Plan*, from office/retail/light industrial land use to heavy industrial use for the site.

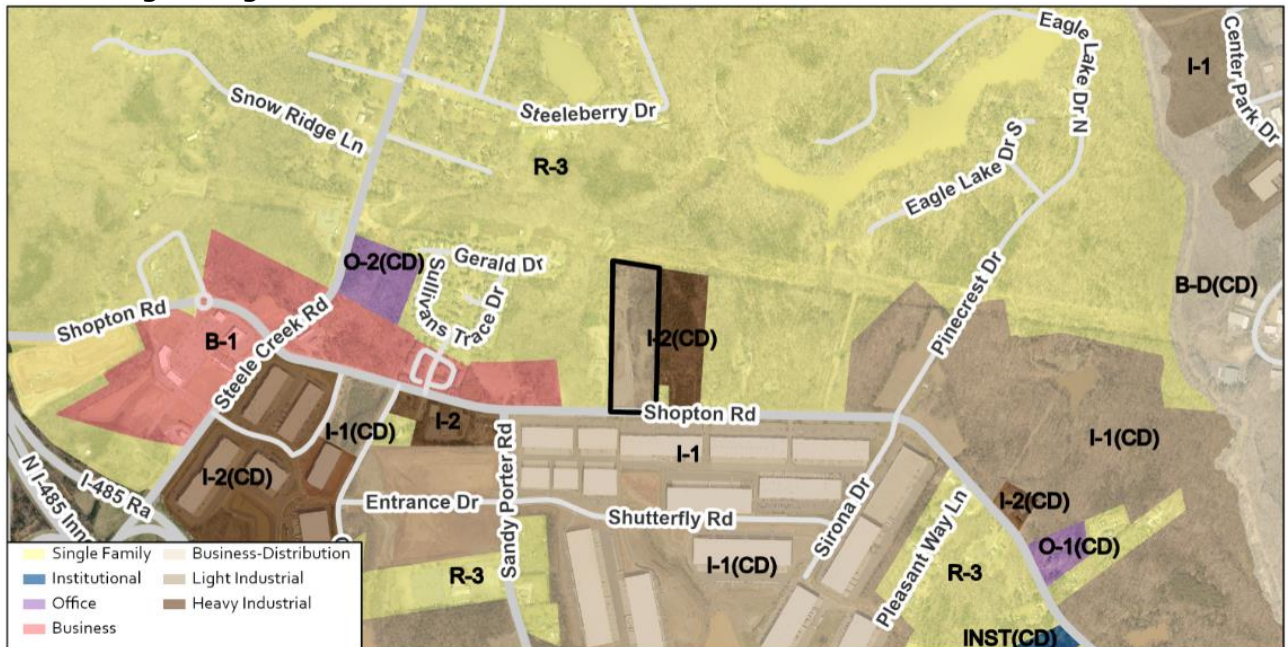
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

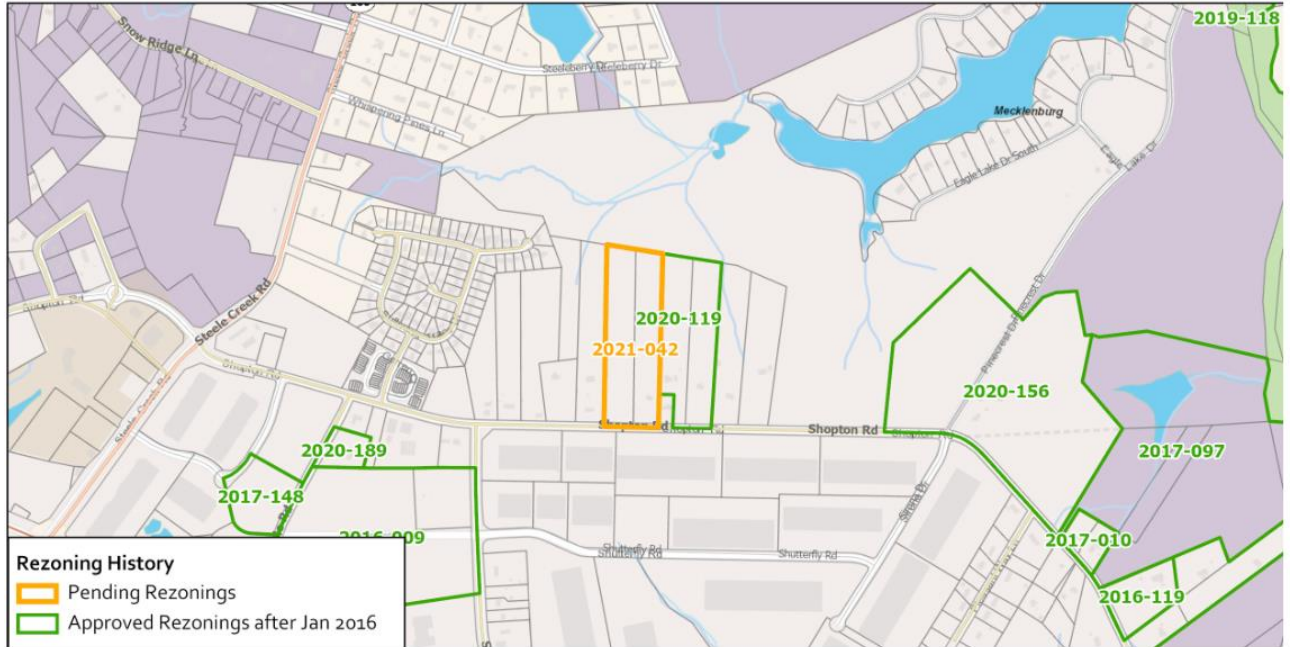
- Allows for all uses permitted in the I-2 zoning district.
- Proposes a 6,048 square foot office building and 19,500 square foot warehouse as well as an equipment and material storage area in the rear of the property.
- Provides a 100-foot wide Class A landscape buffer (reduced to 75 feet with a berm) where adjacent to residential zoning and uses.
- Dedicates 43' feet of right-of-way from the centerline of Shopton Road.
- Commits to construction of an eastbound left turn lane with 150' of storage.
- Commits to construction of a 3' striped buffer, 5' bike lane, curb and gutter, 8' planting strip, and 6' sidewalk along the site's Shopton Road frontage.
- Limits the height of any pedestrian scale freestanding light fixture to 30'.

• **Existing Zoning and Land Use**



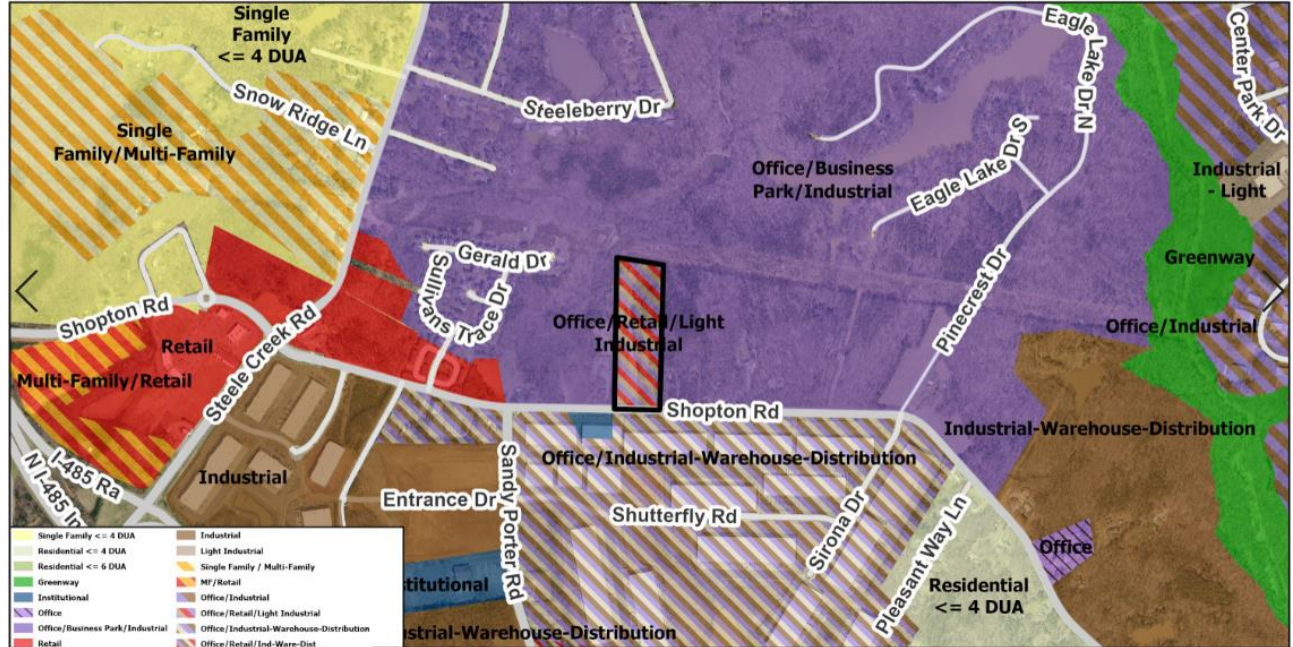
The site is partially wooded and vacant. The surrounding land uses include industrial, single family residential, and wooded, vacant land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-189	This petition rezoned a portion of a parcel to I-2 to bring the entire parcel under one zoning district.	Approved
2020-156	The petition rezoned 38.33 acres to I-1 (CD) AIR to allow a limited number of industrial uses on the site.	Approved
2020-119	The petition rezoned 9.78 acres to I-2(CD) AIR to allow office, warehouse, and distribution uses with outdoor storage.	Approved
2019-118	The petition rezoned 90.47 acres to I-1 AIR to allow all uses in the I-1 district.	Approved
2017-148	The petition rezoned 3.96 acres to I-2 (CD) SPA to amend a previously approved plan to permit changes to the development layout and eliminate a buffer.	Approved
2017-097	The petition rezoned 117.16 acres to I-1 (CD) AIR to allow for the development of light industrial uses.	Approved
2017-010	The petition rezoned 2.18 acres to I-2 (CD) AIR and I-2 (CD) SPA AIR to allow for the expansion of an existing sanitation business.	Approved
2016-119	The petition rezoned 3.62 acres to O-1 (CD) SPA to amend a previously approved site plan and allow for the reuse of a historically designated home for office and professional uses.	Approved
2016-009	The petition rezoned 48.8 acres to I-1 (CD) to allow for the development of up to 525,000 square feet of gross floor area of light industrial uses.	Approved

• **Public Plans and Policies**



- The *Westside Strategic Plan* (adopted 2000) recommends retail/office/light industrial land uses for this site, as amended by rezoning petition 2006-004.

• **TRANSPORTATION SUMMARY**

- The site is located on Shopton Road, a State-maintained minor thoroughfare, approximately ¾ of a mile east of Steele Creek Road. The petitioner has agreed to construct a left-turn lane, on Shopton Road, providing access into the site. Additionally, in accordance with the City’s Ordinances and WALKS and BIKES policies, the petitioner has committed to including a sidewalk and bike lane. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to, labeling and dimensioning the curb line and revising the conditional notes.

• **Active Projects:**

- Western Parkway (Douglas Dr.)
 - New 4-lane median-divided thoroughfare (potential for future 6-lane median-divided). Unfunded project; 2036-2045 horizon year in MTP

• **Transportation Considerations**

- See Requested Technical Revisions, Notes 6-7.

• **Vehicle Trip Generation:**

Current Zoning:
 Existing Use: 0 trips per day (based on vacant land).
 Entitlement: 80 trips per day (based on 1,500 SF of office and 7,700 SF of warehouse).
 Proposed Zoning: 150 trips per day (based on 6,048 SF of office and 19,500 SF of warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** No outstanding issues. Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections.
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry:** No comments submitted.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Add the following list of prohibited uses to the site plan:
 - Abattoirs
 - Adult establishment
 - Amusement, commercial outdoors
 - Animal crematoriums
 - Automobile rentals
 - Automotive service and repair
 - Barber and beauty shops
 - Car washes
 - Crematory facilities
 - Financial institutions
 - Government buildings
 - Eating, Drinking, & Entertainment Establishments (Type 1 and Type 2)
 - Retail establishments and business, personal, and recreational services
2. Remove "pedestrian scale" from note VII.
3. Label 100' Class A buffer along property boundary at rear of site.
4. Remove notes regarding preservation of existing vegetation in buffers.
5. Correct conflicting notes regarding setback width in note V.4.

Transportation

6. Label and dimension Shopton Road curblin at 27' from centerline to back of curb.
7. Revise notes III.5 and III.6 regarding right-of-way dedication and the timing of completion of transportation improvements as noted in CDOT's memo.

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

Planner: Joe Mangum (704) 353-1908