

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 24.16 acres located on the west side of Interstate 77 on the southern edge of Mecklenburg County, south of Nevada Boulevard. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial) district on a vacant property abutting Carowinds amusement park.
PROPERTY OWNER	Carowinds, LLC
PETITIONER	Carowinds, LLC
AGENT/REPRESENTATIVE	James Haden
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is consistent with the industrial/warehouse/distribution land use recommendation for this site as proposed by the <i>Steele Creek Area Plan</i>. <u>Rationale for Recommendation</u> • The site is located along the North/South Carolina State line and the Interstate 77 and Carowinds Boulevard interchange area, which includes hotels and supporting retail uses. • Outside of the Carowinds amusement park and to the north, the area is developed with industrial uses and is located within the Westinghouse Boulevard Industrial Activity Center. • The proposed use is consistent with the industrial-warehouse-distribution adopted land use for this site as proposed by the <i>Steele Creek Area Plan</i>. • The site is appropriate for the proposed I-1 (light industrial) zoning due to its proximity to other industrial zoned land.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the I-1 (light industrial) zoning district.
 - 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; commercial outdoor amusement; financial institutions up to 70,000 square feet; hotels and motels; 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.
- **Existing Zoning and Land Use**
 - This subject property is zoned I-2 (general industrial) and currently undeveloped.
 - North and west of the site are distribution/office/warehouse uses and vacant land zoned I-2 (general industrial).
 - South and east the site is bordered by Carowinds amusement park.
 - Outside of the amusement park, the area is developed with mainly industrial-warehouse-distribution uses, and some supporting retail uses such as gas/convenience stores, and hotels along the interstate interchange.
 - See "Rezoning Map" for existing zoning in the area.

- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - *The Steele Creek Area Plan* (2012) recommends industrial/warehouse/distribution uses for this site and the surrounding area.
 - The site is within the Westinghouse Boulevard Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework* (2010).
- **TRANSPORTATION CONSIDERATIONS**
 - The site is internal to Carowinds Park and does not affect access to Carowinds Boulevard.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,290 trips per day (based on 362,400 square feet of warehouse use).
 - Proposed Zoning: 1,290 trips per day (based on 362,400 square feet of warehouse use).

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 Water:** Relative to the parcel under review, Charlotte Water has water system availability for the rezoning boundary via an existing 10-inch water transmission main located within the rezoning boundary. Charlotte Water currently does not have sewer system availability for the parcel under review.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right-of-way of Interstate I-77 without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines.
 - **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 issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services 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 Parks and Recreation Review
 - Transportation Review

Planner: Michael Russell (704-353-0225)