

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 5.8 acres located at the northern end of Cressida Drive east of South Boulevard and west of Sharonbrook Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow uses permitted in I-1 (light industrial) and I-2 (general industrial) districts including contractor's office and storage yard for the developed site off South Boulevard north of I-485 and south of Sharon Road West.
PROPERTY OWNER	Doggett, LLC
PETITIONER	Doggett Concrete, Inc.
AGENT/REPRESENTATIVE	Walter Fields, Walter Fields Group, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7.

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to land use. <u>Plan Consistency</u> The petition is inconsistent with the long-term vision of the <i>Sharon & I-485 Transit Station Area Plan</i> for a transition to mixed use transit-supportive land uses. However, it is consistent with the plan provision for ongoing businesses and industrial operations to retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment. <u>Rationale for Recommendation</u> • The existing contractor's office and storage yard located on the subject property were established in 1998. The storage yard area has expanded gradually over the years. The rezoning would allow the existing use, including the storage yard, to continue to operate. • The rezoning would bring the existing use into conformity and would require the installation of the required buffers adjacent to the single family homes to the rear, as well as screening from the public street. • As a result of this rezoning the building and parking area will be separated from the single family parcels by a distance of 100 feet including a 76-foot Class A buffer and a 15-foot sewer easement, plus nine additional feet running along a stream. • There are a number of automotive dealerships and repair shops in the area and along Cressida Drive with large parking lots with vehicle storage, and the proposed use is comparable to these uses.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows uses permitted in the I-1 (light industrial) and for limited uses in the I-2 district including a contractor's office and storage yard.
 - Provides vehicular access to Cressida Drive via one existing driveway and one new driveway.
 - Provides a 100-foot separation between the building/parking envelope and the single family properties fronting Sharonbrook Road. The 100-foot separation includes a 76-foot Class A buffer and 15-foot sanitary sewer easement, plus nine additional feet of distance.
 - Specifies that existing buildings on the site are allowed to remain and are allowed to expand, and new buildings are allowed within the requirements of the Zoning Ordinance.

- Commits to installing a landscape screen along the front of the site to screen the outdoor storage areas from Cressida Drive.
- Specifies that new freestanding lighting will utilize full cut-off luminaries, limits the height of freestanding lighting to 30 feet, and specifies that no lighting will be installed within 100 feet of any property with residential use.
- **Existing Zoning and Land Use**
 - The subject parcel is east of South Boulevard at the end of Cressida Drive, a dead end extension of Westinghouse Boulevard and is occupied by a contractor's office and storage yard. This and all other properties on Cressida Drive are zoned I-1 (light industrial), including two automotive sales/service facilities and an auto body/paint shop, plus another separately owned contractor storage facility.
 - Along South Boulevard and further to the north and south of the site are a number of other automobile dealerships zoned I-1 (light industrial) and B-2 (general business).
 - Across South Boulevard is the LYNX light rail line and a freight railroad right-of-way and a mixture of industrial and business uses in a various industrial and business zoning districts along Westinghouse Boulevard, Crump Road, and South Boulevard.
 - To the east across a stream tributary of Little Sugar Creek is a residential neighborhood of single family homes and small multi-family properties on Sharonbrook Drive, zoned R-17MF (multi-family residential). The neighborhood is accessed off of Sharon Road West, and does not interconnect across the creek to the South Boulevard properties.
 - 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 *Sharon & I-485 Transit Station Area Plan* (2009) calls for a long term transition to mixed use transit-supportive land uses in the vicinity of the subject parcel. The plan makes a specific provision for ongoing businesses and industrial operations to retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the end of a cul-de-sac on a local street. CDOT requests that the site plan commit to construction of standard planting strip and sidewalk across the site frontage (approximately 70 feet) tying in to existing sidewalk along Cressida Drive that leads to the signalized intersection of South Boulevard and Westinghouse Boulevard.
 - See Outstanding Issues, Note 2 and Requested Technical Revision, Note 7.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 340 trips per day (based on warehousing).
 - Entitlement: 340 trips per day (based on warehousing).
 - Proposed Zoning: 340 trips per day (based on warehousing).

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:** Charlotte Water has water system availability via an existing six-inch water distribution main located along Cressida Drive. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Cressida Drive. There is also an existing eight-inch gravity sewer main located on parcels 20701118 and 20701119, going from the northern portion of the rezoning boundary to the southeast.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right of way of Cressida Drive (and any and all newly created public streets) without permission of the City Arborist's office. Note: plans submitted during the land development permitting process will not be approved until a permit for the removal of a right of way tree is obtained. See Requested Technical Revision, Note 8.
 - **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.

OUTSTANDING ISSUESLand Use

1. Clarify the allowed uses by modifying Notes 2 and 3 to say "The site may be used for any I-2 uses that are also permitted in I-1 district plus a contractor's office and accessory storage including the storage of construction equipment."

Transportation

2. Revise the site plan to show an eight-foot planting strip and six-foot sidewalk across the site frontage.

REQUESTED TECHNICAL REVISIONSSite and Building Design

3. Remove the "10-foot setback" label and line abutting the single family homes from the site plan as the provided 100-foot buffer line takes precedence.
4. Change the line symbology for the 35-foot post construction buffer so that is more easily distinguished from the buffer/building/parking envelope line.
5. Replace "no wall pak type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted" with "architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed."

Transportation

6. Revise the site plan to add a note specifying the dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued with right of way set at two feet behind the sidewalk.

Environment

7. Submit a tree survey for all trees two-inches or larger located in the rights of way of all streets. In addition, the survey shall include all trees eight-inches or larger in the setback.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- 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: John Kinley (704) 336-8311