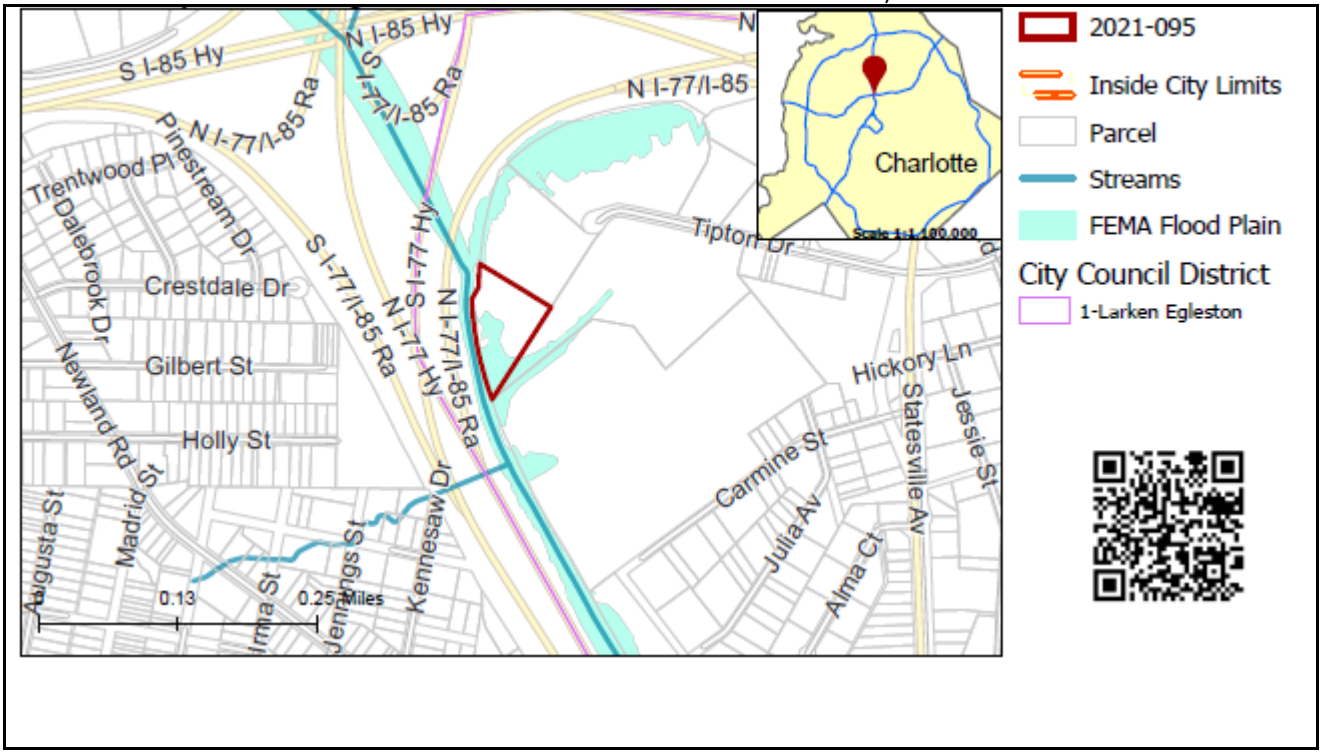
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-095
Final Staff Analysis
December 20, 2021

REQUEST	Current Zoning: I-1(CD) (light industrial, conditional) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 2.85 acres located along the southeast interchange of Interstate 77 and Interstate 85, west of Statesville Avenue.

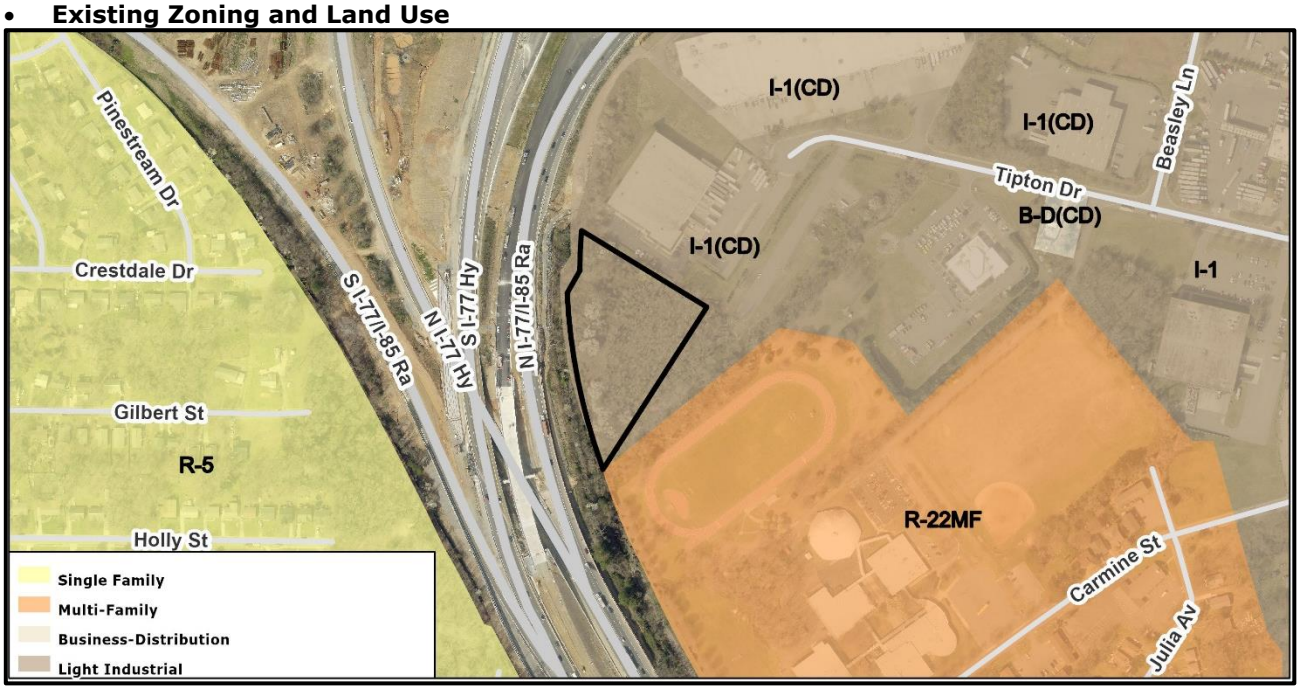


SUMMARY OF PETITION	The petition proposes to allow all uses in the I-1 (light industrial) zoning district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Charlotte-Mecklenburg Board of Education Kenjoh Outdoor Collin Brown, Alexander Ricks, PLLC
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the *Central District Plan (1990)* recommendation of industrial uses. Rationale for Recommendation • This petition seeks a conventional rezoning to allow I-1 uses on the site. • This petition is consistent with the district plan's recommendation of industrial land uses and is consistent with the industrial land uses off Tipton Road. • This petition fulfills the district plan's recommendation to promote revitalization of older industrial areas.

PLANNING STAFF REVIEW

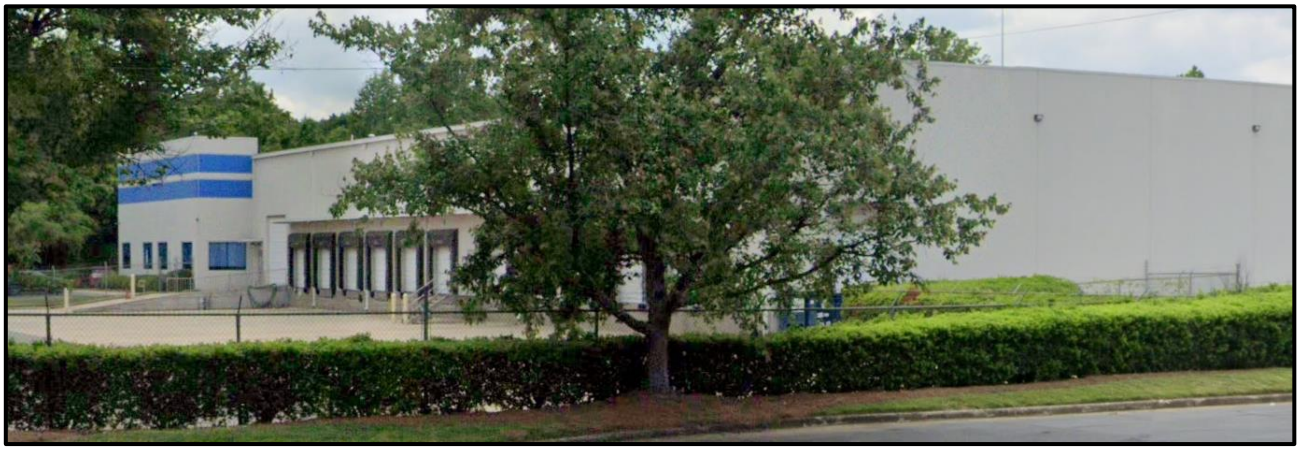
- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.
  - Allows all uses in the I-1 (light industrial) zoning district.
- **Existing Zoning and Land Use**



The surrounding land uses include warehouse uses, a school and playing fields.



The subject property denoted by red star.



The property to the north along Tipton drive is developed with a warehouse use.

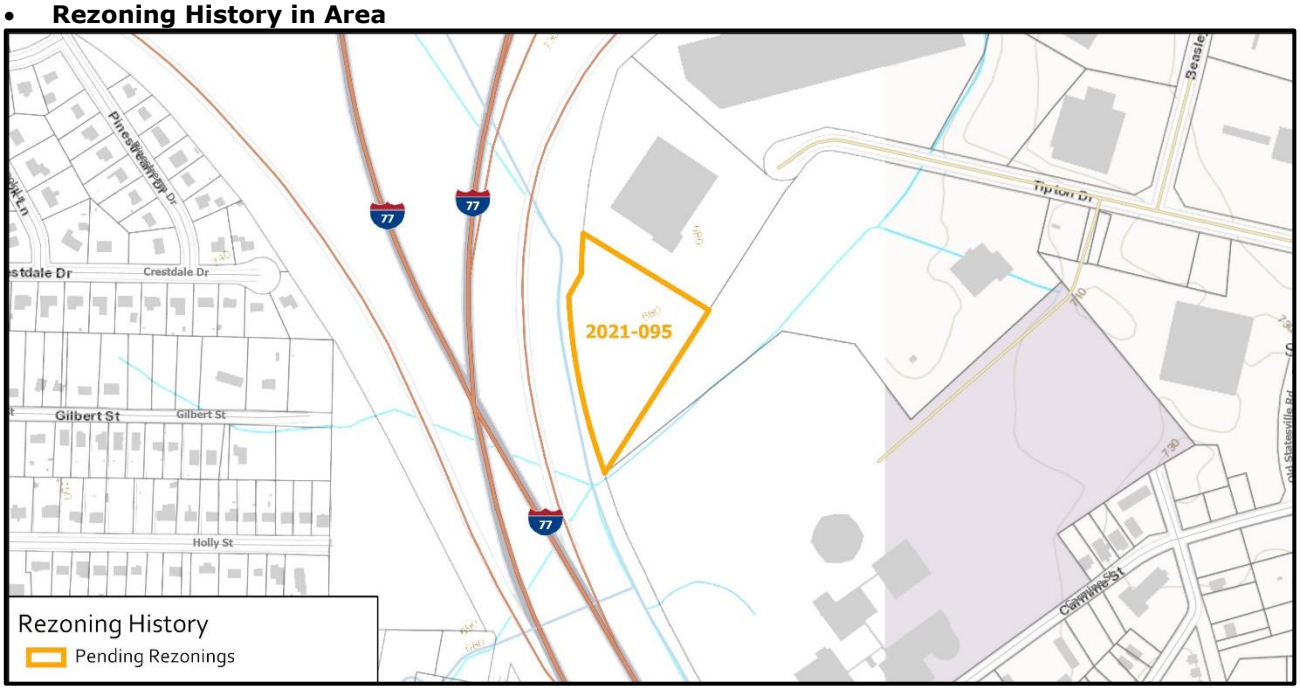


The property to the south along Carmine Street is JT Williams Montessori School.



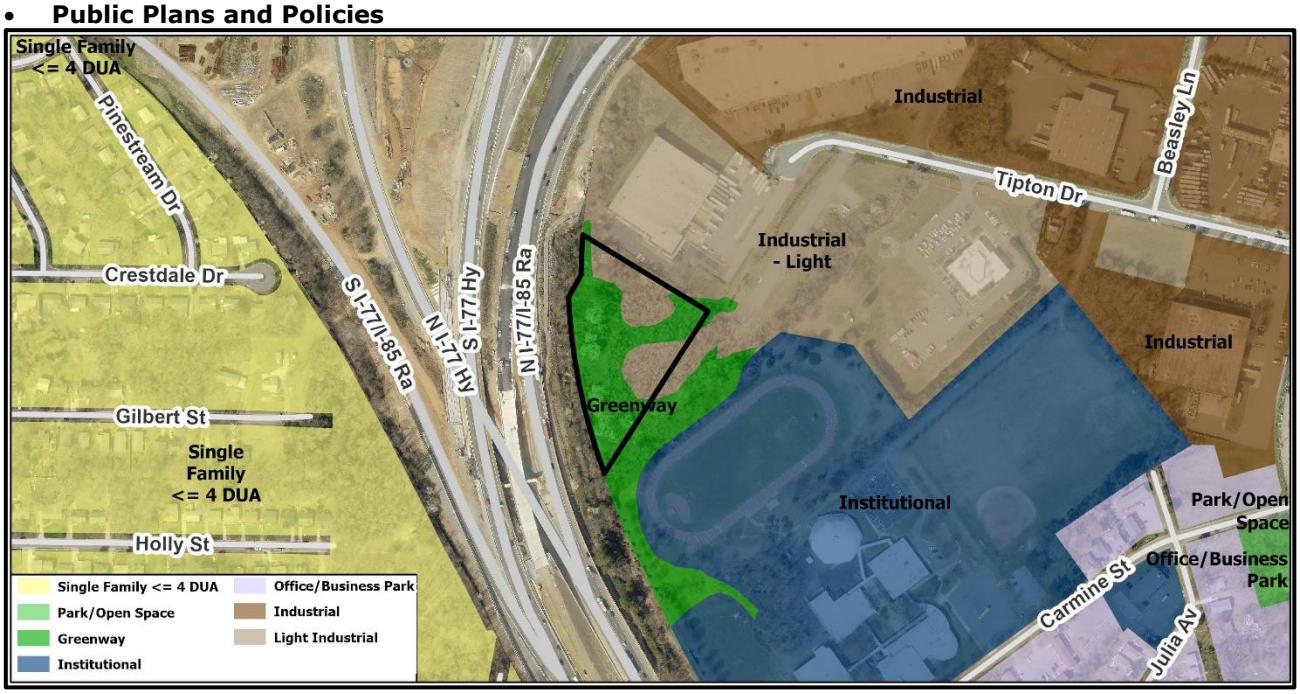
The subject property borders Interstate 77 to the west.

- **Rezoning History in Area**



There have been no recent rezonings in this area.

- **Public Plans and Policies**



The *Central District Plan (1993)* calls for industrial uses for this site.

- **TRANSPORTATION SUMMARY**
  - The site is located off the cul-de-sac on a State-maintained collector road (Tipton Drive). A Traffic Impact Study (TIS) is not needed for this site. This site is being rezoned conventionally, and there is no site plan to review. CDOT will determine streetscape requirements and site access requirements for this site during the permitting process. Further details are listed below. No transportation improvements are anticipated at Tipton Drive or for the site.
  - **Active Projects:**
    - I-85 and I-77 Interchange
      - NCDOT STIP # I-6014
      - ROW 2028
  - **Transportation Considerations**
    - No outstanding issues.

- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 0 trips per day (based on vacant land).
  Entitlement: 270 trips per day (based on 140,000 square-feet of warehouse uses).
  Proposed Zoning: 95 trips per day (based on 28,500 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 currently does not have water or sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. See advisory comments at www.rezoning.org
- **City Arborist:** See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** See advisory comments at www.rezoning.org

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

Planner: Michael Russell (704) 353-0225

Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-095

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	**Goal 1: 10- Minute Neighborhoods** All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	**N/A**
	**Goal 2: Neighborhood Diversity & Inclusion** Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	**N/A**
	**Goal 3: Housing Access for All** Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	**N/A**
	**Goal 4: Trail & Transit Oriented Development (2-TOD)** Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	**N/A**

	**Goal 5: Safe & Equitable Mobility** Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.	**N/A**
	**Goal 6: Healthy, Safe & Active Communities** All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.	**N/A**
	**Goal 7: Integrated Natural & Built Environments** Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	**N/A**
	**Goal 8: Diverse & Resilient Economic Opportunity** Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.	✓
	**Goal 9: Retain Our Identity & Charm** Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	**N/A**
	**Goal 10: Fiscally Responsible** Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth	**N/A**