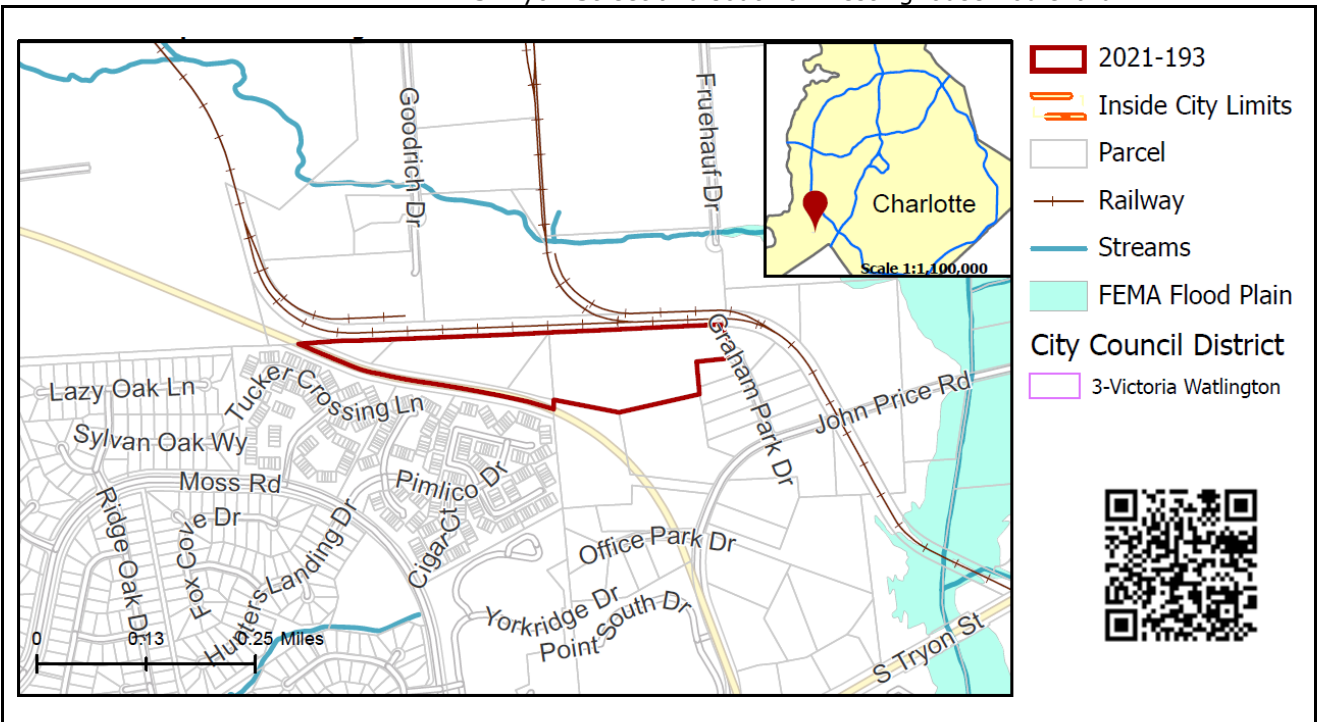


REQUEST

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

LOCATION

Approximately 17.38 acres located off Graham Park Drive, north of S Tryon Street and south of Westinghouse Boulevard.



SUMMARY OF PETITION

The petition proposes to allow up to 200,000 square feet of general industrial uses on a wooded, vacant site in the Steele Creek community.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Graham Park, LLC
Fork Lift Pro
Walter Fields

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the industrial land use recommended for the majority of the site as per the *Steele Creek Area Plan*. A small portion of the site is **inconsistent** with the plan's recommendation for institutional use.

Rationale for Recommendation

- The proposed rezoning to I-2(CD) is consistent with the heavy industrial developments in the area and is adjacent to a railroad.
- The site is located within the Westinghouse Industrial Activity Area, as per the *Centers, Corridors and Wedges Growth Framework*.

- The portion of the site that is inconsistent with the land use recommendations reflects an existing institutional use on the property to the south. The petition is committing to a 100' Class A buffer adjacent to this property.
- The proposed site plan provides adequate buffers between the industrial uses and adjacent residential developments in conjunction with the reserved right-of-way for the future Carowinds Boulevard extension.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from institutional use to industrial use for the site.

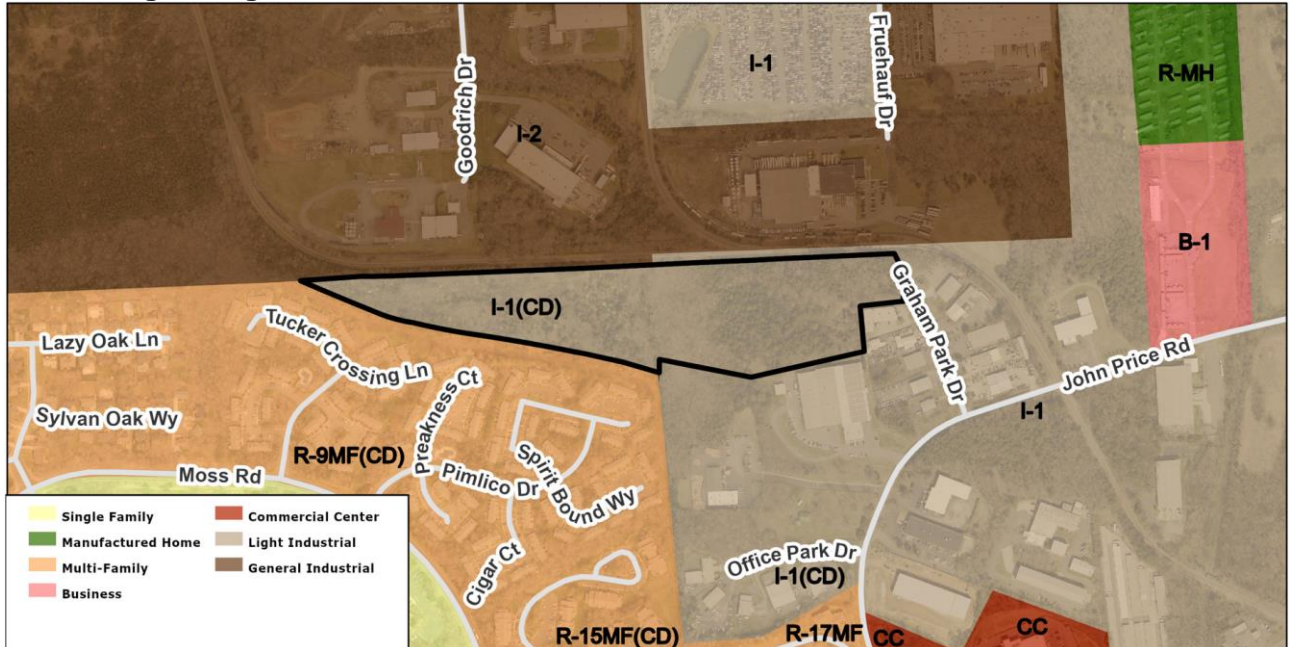
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a maximum of 200,000 square feet of gross floor building area.
- Allows for uses permitted in the I-2 district with the exception of the following prohibited uses:
 - Petroleum storage facilities, including automobile service stations
 - Junk yard
 - Medical waste disposal facilities
 - Adult establishments
 - Railroad freight yards, but rail sidings to serve uses on the site are permitted
 - Abattoir
 - Construction landfills as principal use
 - Demolition landfills
 - Foundries
 - Quarries
 - Raceways or drag strips
 - Waste incinerators
- Site access will be from Graham Park Drive. At the time that Carowinds Boulevard extension is constructed, the petitioner may coordinate with NCDOT and CDOT to construct a single driveway connection as a means of secondary site access.
- Provides a 100' buffer adjacent to parcel 20120107, which is currently occupied by a daycare center.
- Provides a 50' landscaped area adjoining the Carowinds Boulevard extension right-of-way.
- Limits freestanding lighting to 30' in height and requires that it be downwardly directed.

- Existing Zoning and Land Use



The site was rezoned to I-1(CD) in 1981. While primarily surrounded by industrial uses and zoning, the site is also in close proximity to single family attached residential and institutional use (daycare center). The northern property boundary abuts railroad right-of-way while a portion of the southern boundary abuts right-of-way for the future Carowinds Boulevard extension.



The site, marked by a red star, is adjacent to railroad right of way, undeveloped right of way for Carowinds Boulevard extension, and a mix of uses including residential, institutional, and industrial.



The properties to the north of the site, north of railroad corridor, are developed with industrial uses.



The properties to the east of the site along Graham Park Drive are developed with industrial and office uses.

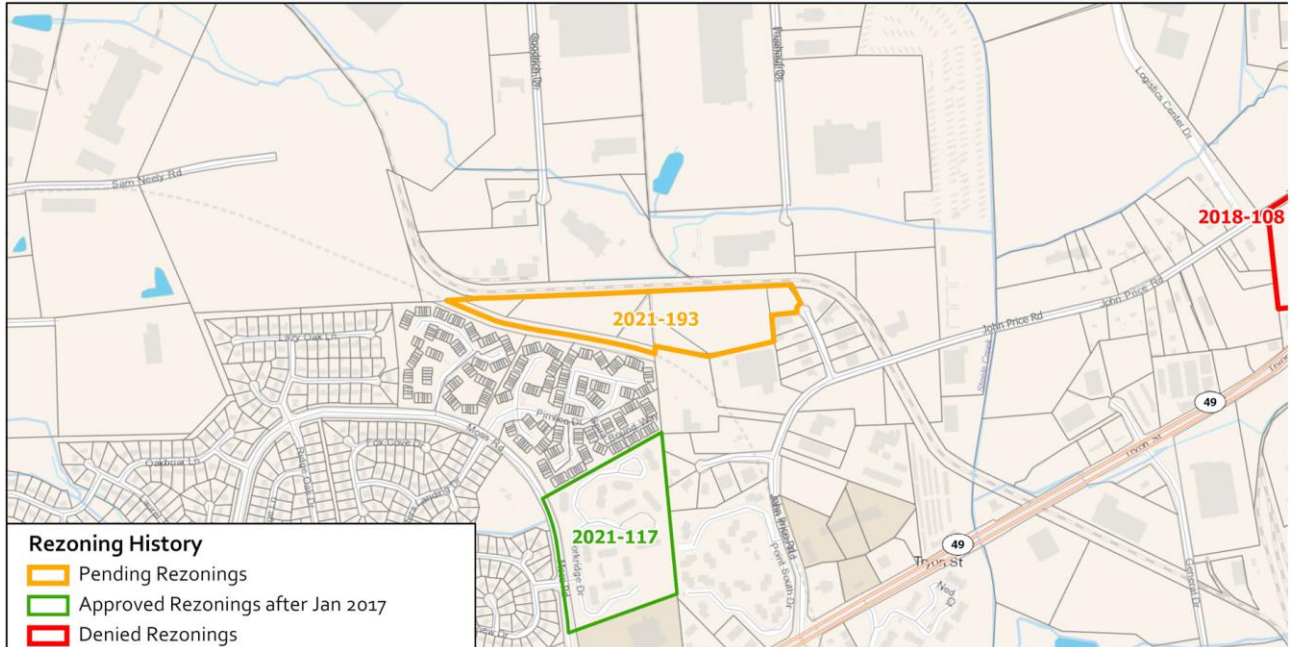


The properties to the south of the site are developed with institutional and single family attached residential uses.



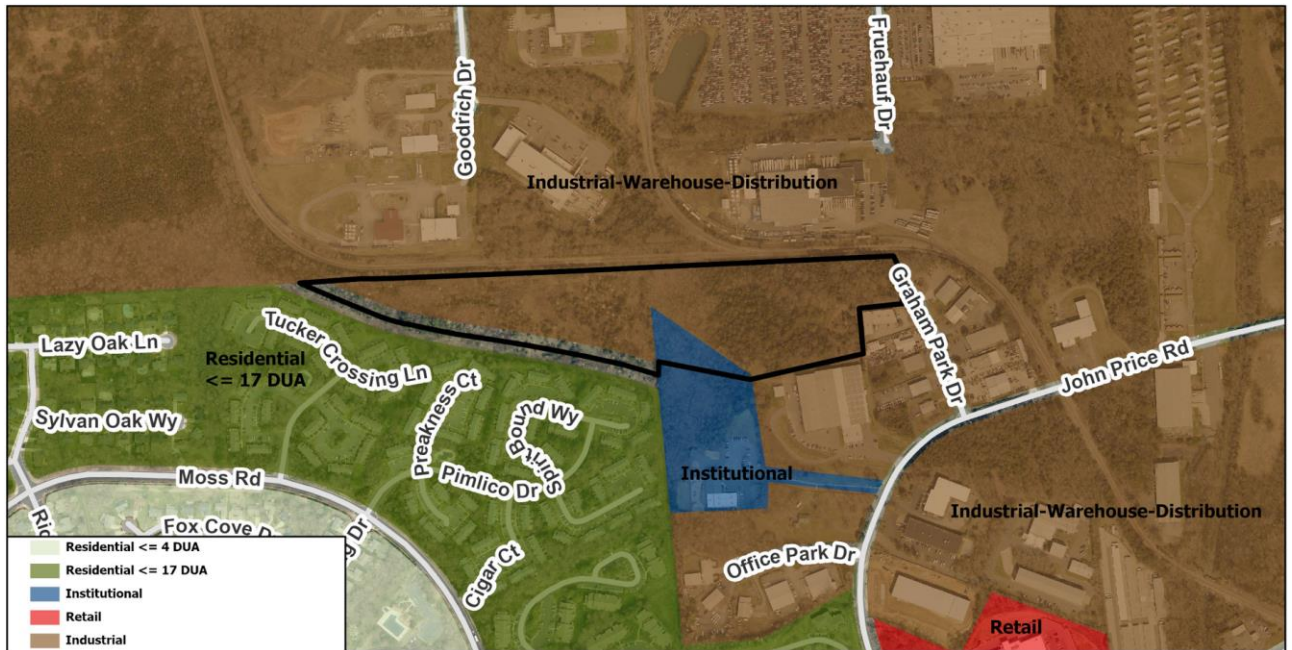
The properties to the west of the site are developed with single family attached and single family detached residential uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-117	The petition proposed to allow all uses permitted in the R-17MF district.	Approved
2018-108	Request to rezone to R-22MF(CD) to allow 231 multifamily residential units at a density of 21.94 dwelling units per acre.	Denied

- Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends industrial land use for the majority of the site and institutional for a small portion of the site.
- The site is within the Westinghouse Industrial Activity Area, as per the *Centers, Corridors and Wedges Growth Framework*.

- **TRANSPORTATION SUMMARY**

The petition is located adjacent to Graham Park Drive, a City-maintained local street, near John Price Road, a City-maintained major collector. The site will utilize the existing site Graham Park Drive cul-de-sac for site access and, upon completion of the NCDOT STIP U-6168 Carowinds Boulevard Extension, will provide a secondary site access.

CDOT has no outstanding issues.

- **Active Projects:**

- NCDOT STIP U-6168 - Carowinds Boulevard Extension

- Construct the extension of Carowinds Boulevard from its existing terminus at S. Tryon Street to Steele Creek Road as a two-lane, median divided boulevard alignment with bicycle lanes and sidewalks. The proposed project would utilize portions of the existing alignments of John Price Road

- Project is currently awaiting funding.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 320 trips per day (based on 173,800 SF warehouse).

Proposed Zoning: 365 trips per day (based on 200,000 SF 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Graham Park Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Graham Park Drive.

See advisory comments at www.rezoning.org

- **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 outstanding issues.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Transportation

- ~~1. Revise conditional note 4.C to the following: "At such time as NCDOT STIP# U-6168 (Carowinds Boulevard Extension) is constructed, the petitioner may coordinate with NCDOT and CDOT to construct a single driveway connection, as means for secondary site access. This driveway will be subject to NCDOT and CDOT approval."~~ **ADDRESSED**

Site and Building Design

- ~~2. Edit note 6 to read 50' (feet) landscaped area as opposed to 50" (inches).~~ **ADDRESSED**
- ~~3. Remove requested 5 years vesting rights from Accela.~~ **ADDRESSED**
- ~~4. Add "automobile oriented uses, including vehicle sales" to the list of prohibited uses.~~ **ADDRESSED**





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







Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations Petition 2021-193

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 (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 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

	<p>Goal 5: Safe & Equitable Mobility</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>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.</p>	<p>✗</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>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.</p>	<p>✓</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>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</p>	<p>✗</p>