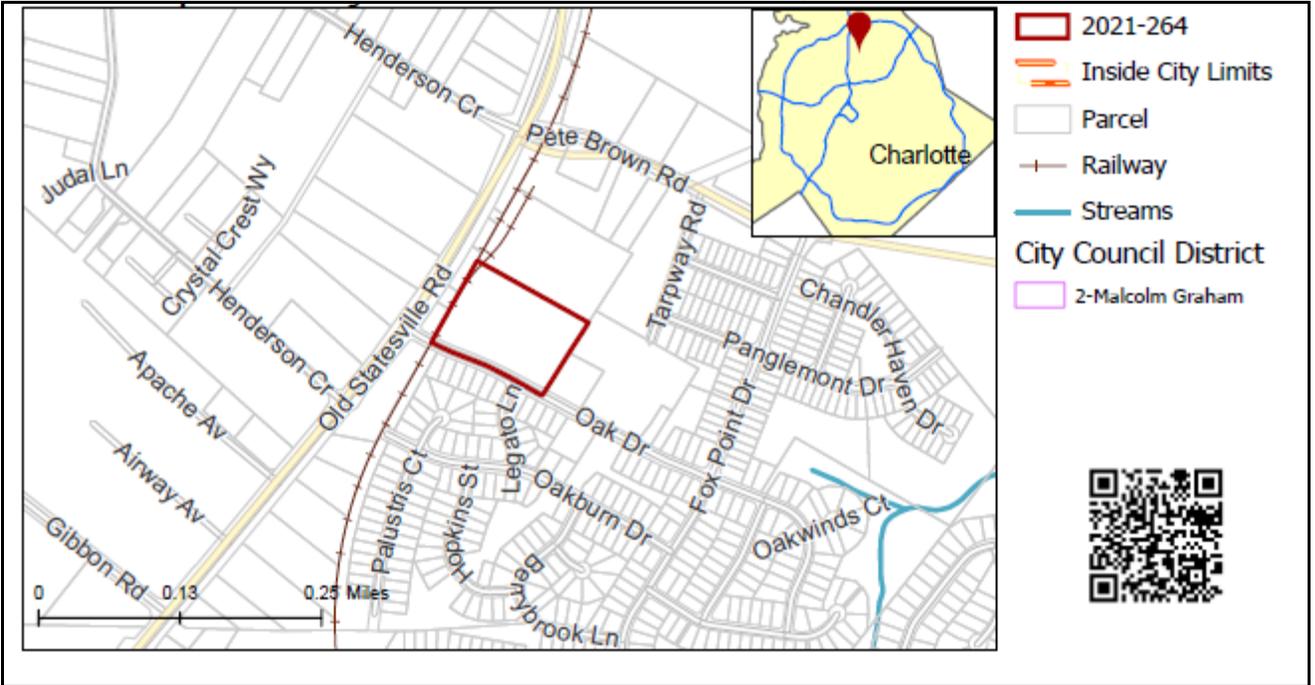


REQUEST

Current Zoning: I-1 (light industrial), R-4 (single family residential)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 4.7 acres located on the north side of Oak Drive, east of Old Statesville Road, and south of Pete Brown Road.



SUMMARY OF PETITION

The petition proposes to allow the construction of up to 60,000 square feet of storage sheds and outdoor storage for the abutting lumber company.

PROPERTY OWNER

Carter-Jones Lumber Company

PETITIONER

Chuck Price

AGENT/REPRESENTATIVE

John Hallenback, Ramboll Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Manufacturing & Logistics place type.

Rationale for Recommendation

- The proposed use is aligned with the recommended Manufacturing & Logistics place type.
- The petition is requesting expansion from the existing lumber business adjacent to the site.
- The petition proposes the same industrial uses found in the area along the Old Statesville Road Corridor.
- The petition commits to a 100-foot Class A buffer adjacent to the abutting residential properties.
- The petition commits to a 50-foot class A buffer along Oak Drive.

- Access to the site will be limited to only the existing adjacent property and avoid creating additional traffic or access on Oak Drive.
- This petition helps to fulfill the Comprehensive Plan’s goal of contributing “to Charlotte’s economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution.”

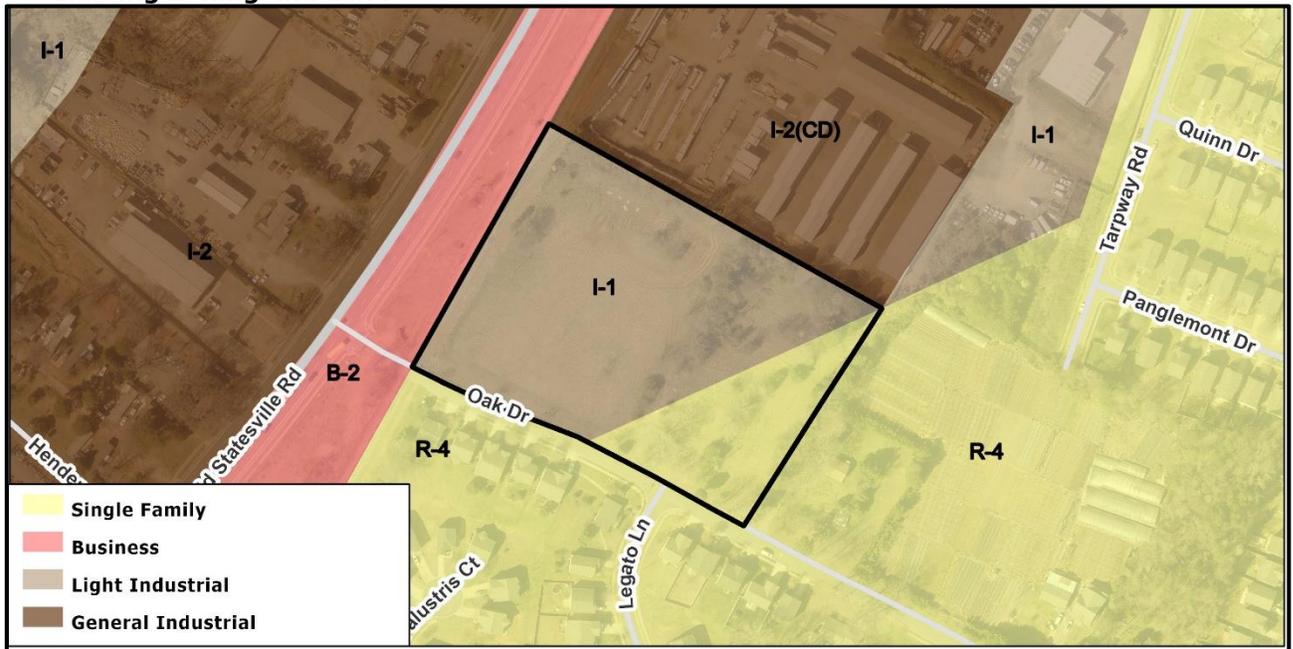
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a maximum of 4 buildings up to 60,000 square feet of storage sheds/buildings and outdoor storage for the abutting lumber company.
- Prohibits the following uses: automotive service stations, auction sales, car washes, dry cleaning, truck stops, adult establishments.
- Commits to a 100-foot Class A buffer adjacent to the abutting residential properties.
- Commits to a 50-foot class A buffer along Oak Drive.
- Lighting will be shielded to prevent direct illumination beyond property lines.

• **Existing Zoning and Land Use**



The surrounding land uses include industrial, distributive, commercial, and single-family residential uses.



The subject property is denoted with a red star.



The abutting Carter Lumber is to the north of the site.



The property to the south along Oak Drive is developed with single-family homes.



The properties to the west across old Statesville Road are developed with commercial uses.



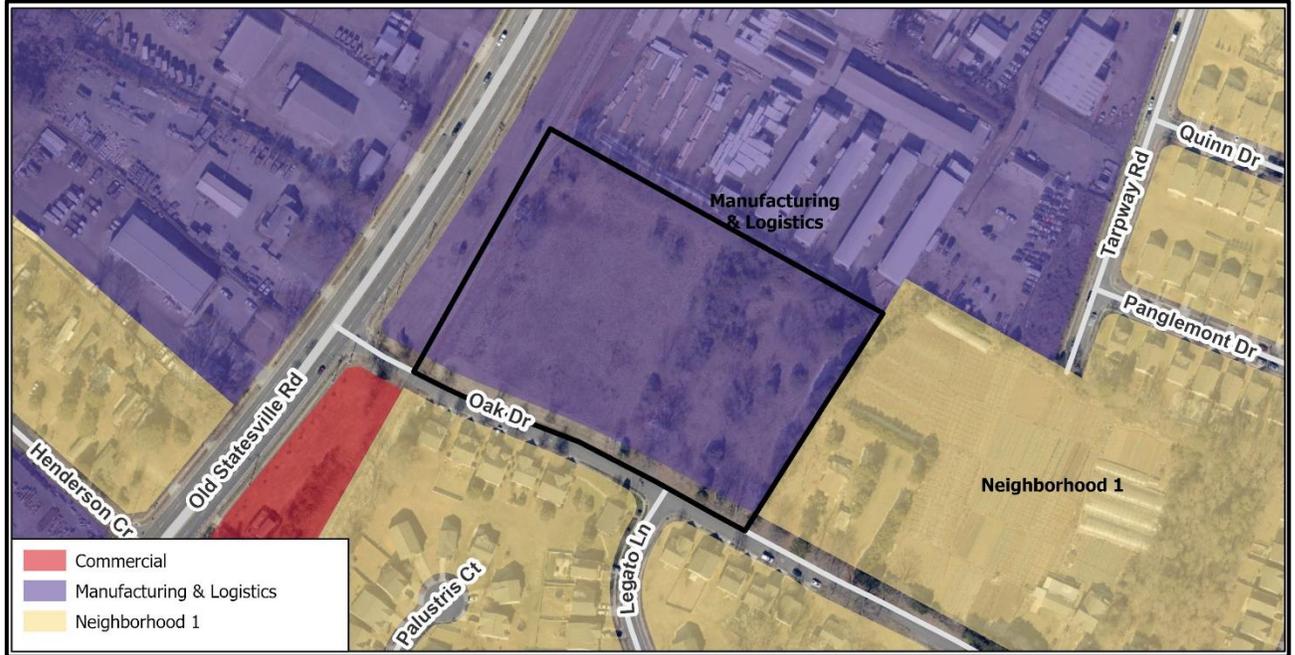
The property to the east along oak Drive is a greenhouse and nursey business.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|----------------------------------------------------------------------------------------|----------|
| 2019-122 | Rezoned 39.7 acres to allow all uses permitted in the I-1 (light industrial) district. | Approved |
| 2020-147 | Rezoned 1.93 acres to allow all uses permitted in the I-1 (light industrial) district. | Approved |

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics place type for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to Oak Drive, a City-maintained local street east of Old Statesville Road, a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. All outstanding CDOT issues have been addressed.
 - **Active Projects:**
 - N/A
 - **Transportation Considerations**
 - See Outstanding Issues, Notes 1-7 Addressed
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant).
 - Entitlement: 120 trips per day (based on 47,000 square-feet of industrial uses).
 - Proposed Zoning: 135 trips per day (based on 60,000 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 has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Oak Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Oak Drive. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **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 / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Site plan and conditional note(s) revisions are needed to dimension all existing Right of Way from the centerline of all public roadways. In addition, CDOT requests 33.5 feet of ROW is dedicated from the centerline of Oak Drive to allow for the future installation of sidewalk and curb and gutter. **Addressed**
2. Site plan and conditional note(s) revisions are needed to clarify how the proposed access point on Oak Drive will be restricted to Fire Department access only. In addition, revise site plan to show how the driveway will access the public road. Coordinate with Charlotte FIRE to determine if this access needs to meet fire apparatus road requirements. **Addressed**
3. Site plan and conditional note(s) revisions are needed to clarify what is happening to the existing gravel driveway on Oak Drive that accesses the site. If the driveway will be closed as part of the project, add a callout to remove the driveway. **Addressed**
4. Add note if additional ROW will be dedicated on Oak Drive. A site plan note(s) specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights of way set at 2' behind back of sidewalk where feasible. **Addressed**
5. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes. **Addressed**
6. CDOT requests that site plan and conditional note(s) revisions are made to commit to constructing curb and gutter along Oak Drive. The location of the future gutter is 15 feet from the road centerline per the Local Industrial Street typical section (CLDSM U-06). Per the Chapter 19 Ordinance, curb and gutter is not required based upon the proposed site use. **Addressed**
7. CDOT requests that site plan and conditional note(s) revisions are made to commit to constructing an 8-foot planting strip and 6-ft sidewalk on Oak Drive per the Local Industrial Street typical section (CLDSM U-06). Per the Chapter 19 Ordinance sidewalk is not required based upon the proposed site use, however CDOT is making this request based upon the guidelines of the council adopted Charlotte WALKS policy. **Addressed**

Site and Building Design

8. Add note that states utility service line must be located underground per Section 12.509 of the Zoning Ordinance. **Addressed**

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 # 2021-264

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 |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
|  | <p>Goal 1: 10- Minute Neighborhoods</p> <p>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.</p> | N/A |
|  | <p>Goal 2: Neighborhood Diversity & Inclusion</p> <p>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.</p> | N/A |
|  | <p>Goal 3: Housing Access for All</p> <p>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.</p> | N/A |
|  | <p>Goal 4: Trail & Transit Oriented Development (2-TOD)</p> <p>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.</p> | N/A |

| | | |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|  | <p>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.</p> | <p>N/A</p> |
|  | <p>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.</p> | <p>N/A</p> |
|  | <p>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.</p> | <p>N/A</p> |
|  | <p>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.</p> | <p>✓</p> |
|  | <p>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.</p> | <p>N/A</p> |
|  | <p>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</p> | <p>N/A</p> |