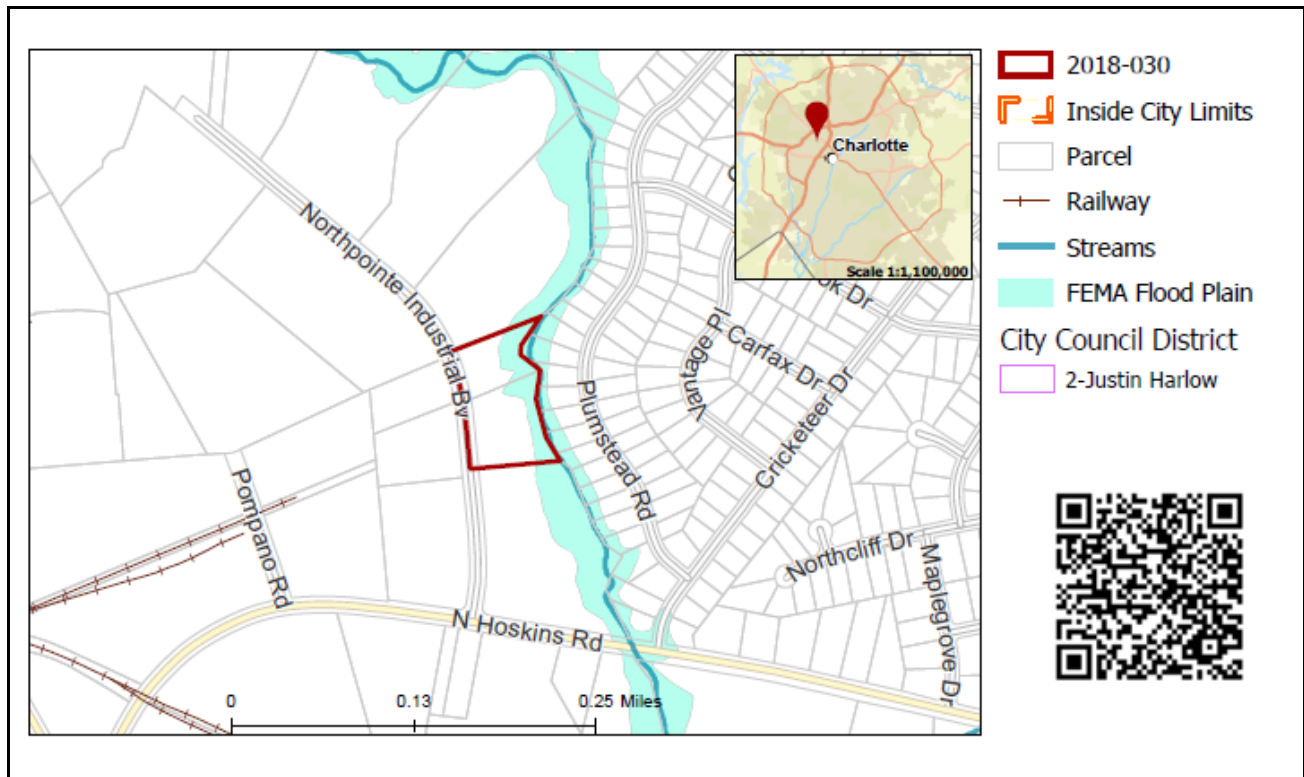


REQUEST

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

LOCATION

Approximately 2.75 acres located on the west side of Northpointe Industrial Boulevard and north of North Hoskins Road.
(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow the construction of a transportation office and parking facility on vacant land located within an existing industrial park located north of I-85, east of Brookshire Boulevard and west of Beatties Ford Road.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Patti A Blackwell
JV Transport Inc.
Ty Chapman

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to environment.

Plan Consistency

The petition is consistent with the *Northwest District Plan* recommendation for industrial uses.

Rationale for Recommendation

- The site is located within the Mt. Holly Road/Hwy 16 Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.
- The site and the surrounding properties to the north, south, and west are zoned for industrial uses.
- The properties to the east are residential; however, the proposed site plan includes a landscape buffer and the majority of the

- 100-foot SWIM buffer to separate the proposed use from the residential properties.
- The petitioner agrees to convey the majority of the area within the 100-foot SWIM buffer for a future greenway, supporting the community goal to have an extensive greenway system.
 - Although the proposed request is for a change from I-1 (light industrial) to I-2 (general industrial), the site plan prohibits a number of uses allowed in I-2 and also includes a note that no hazardous chemicals will be stored or manufactured on the site.
 - Additionally, most of the nearby properties in the Industrial Activity Center are already zoned I-2.

PLANNING STAFF REVIEW

• Proposed Request Details

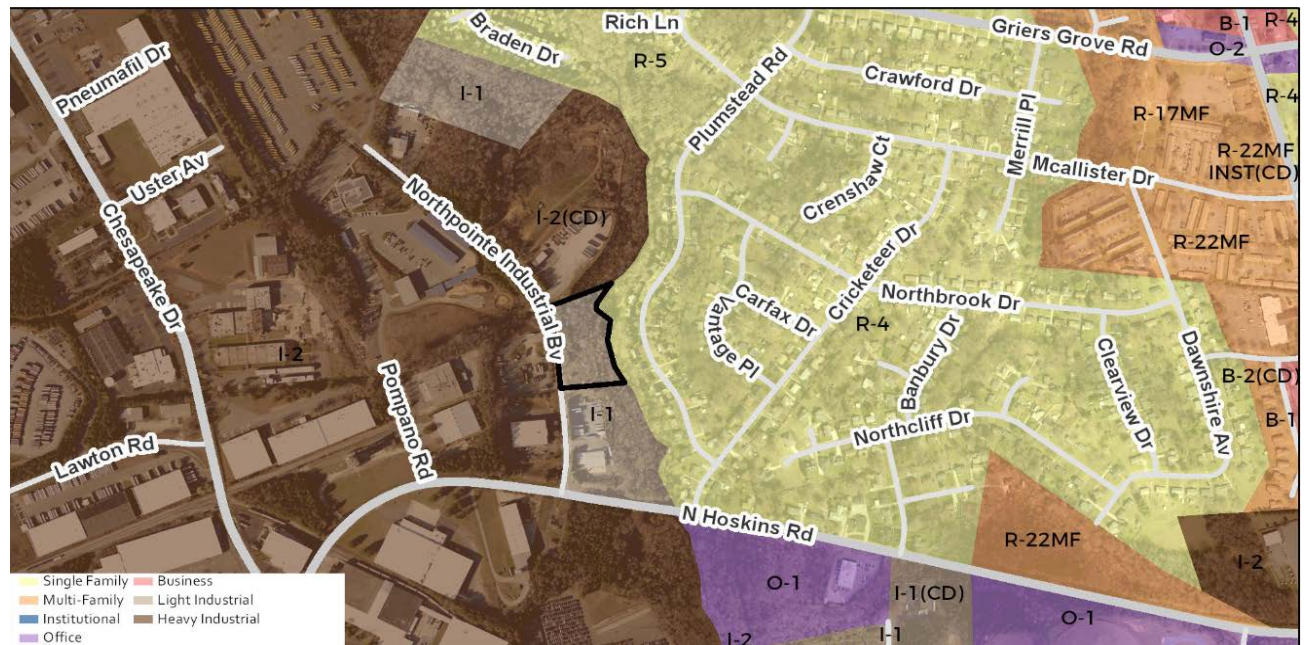
The site plan accompanying this petition contains the following provisions:

- Allow 2,500 square foot office and associated parking facility.
- Prohibits the following uses:

Billboards	abattoirs	junkyards
highway and railroad rights-of-way	theaters, drive-in motion picture	land clearing and inert debris landfills (LCID) off-site
Heliports and helistops, unlimited	adult care center	lumber mills and storage yards
heliports and helistops, limited	adult establishments	medical waste disposal facilities
railroad freight yards, repair shops, and marshaling yards	any establishment containing more than 70,000 square feet of enclosed space engaged in the operation of a flea market	eating, drinking and entertainment establishments
amusement	cemeteries	quarries
airports	child care centers	raceways and dragstrips
power generation plants	commercial rooming houses	sanitary landfills
commercial outdoors	construction and demolition (C & D) landfills	solid waste transfer stations
universities, colleges, and junior colleges	demolition landfills	stadiums and arenas of no more than 5,000 seats
drive-in services	foundries	pet services indoor/outdoor
theaters, motion picture	jails and prisons	

- Notes no hazardous chemicals will be stored or manufactured on the site.
- Proposes two points of ingress/egress onto Northpointe Industrial Boulevard.
- Proposes to install an electronically controlled sliding gate with remote control functionality a minimum of 25 feet from the Northpoint Industrial Boulevard back-of-curb on the southern driveway located closest to North Hoskins Road as needed to avoid vehicular queuing within the public right-of-way of Northpointe Industrial Boulevard.
- Petitioner reserves the right to construct a manually controlled sliding gate at second entrance to the north of the site a minimum of 25 feet from back-of-curb of Northpointe Industrial Boulevard.
- Provides a six-foot sidewalk and eight-foot planting strip along site's frontage.
- Agrees to convey area within the 100-foot SWIM buffer located outside of all proposed built upon areas, grading transition areas, proposed BMPs, maintenance access easements and utilities prior to the issuance of the site's first certificate of occupancy.

- Existing Zoning and Land Use



- The site is currently vacant and surrounded by office/warehouse/industrial uses and vacant land to the north, west, and south and acreage designated for future greenway, and single family residential neighborhoods to the east.



The subject property is vacant.



Single family residential neighborhoods are to the east of property.

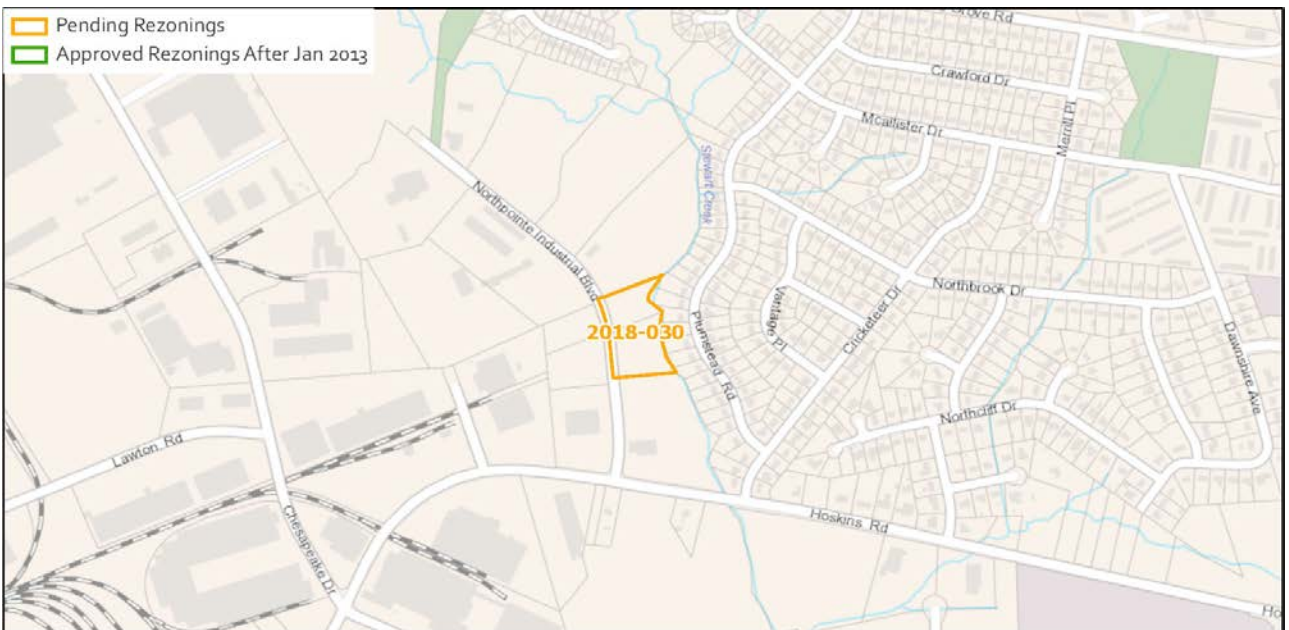


The property to the south is developed with a warehouse use.



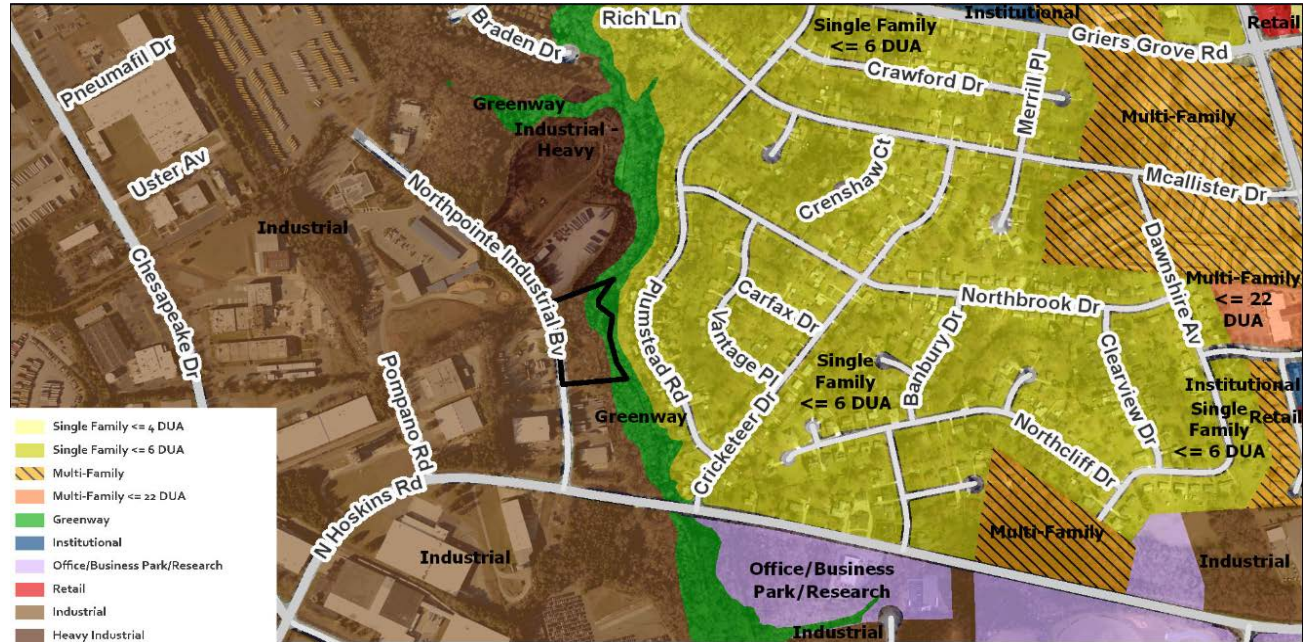
Properties to the west and north are developed with office, warehouse and industrial uses.

- **Rezoning History in Area**



There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**



- The *Northwest District Plan (1990)* recommends industrial uses for this site and surrounding area east of the Stewart Creek.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a local industrial/commercial street that dead ends further north. The site plan commits to CDOT streetscape goals by providing planting strips and sidewalks.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 100 trips per day (based on warehouse).
 - Proposed Zoning: 140 trips per day (based on general industrial 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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Northpointe Industrial Boulevard.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Northpointe Industrial Boulevard and south of the rezoning boundary.

- **Engineering and Property Management:**
 - **Arborist:** The location of structures, driveways, bike lanes, turn lanes, and other items illustrated on the site plan are conceptual in nature and do NOT confirm or imply authorization by the City to remove any City trees located in street right-of-way (Cindy Lane and Cochrane Drive); City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way. No trees can be removed from the right-of-way (Northpointe Industrial Boulevard) without explicit authorization from the City Arborist or his designee.

No trees can be planted in the right-of-way of any existing or created city maintained street without explicit authorization from the City Arborist or his designee.

- **Erosion Control:** No comments submitted.
- **Land Development:** No outstanding issues.

- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESEnvironment

1. These parcels are adjacent to Stewart Creek that is a future greenway corridor per the Mecklenburg County Parks and Recreation Department 2008 Greenway Master Plan. The petitioner is requested to dedicate and convey the *entire* 100-foot SWIM Buffer to Mecklenburg County for future greenway use. Park and Recreation requests the dedication and conveyance be completed prior to the issuance of the first Certificate of Occupancy. **Outstanding**
 2. The developer is required to provide a 58-foot Class A buffer along eastern property line. If the entire SWIM buffer is dedicated for greenway purposes, the buffer is waived per Section 12.302(13). As the petitioner has not agreed to dedicate the entire SWIM buffer, the 58-Class A buffer must be shown on the site plan. **Outstanding**
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - 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: Claire Lyte-Graham (704) 336-3782