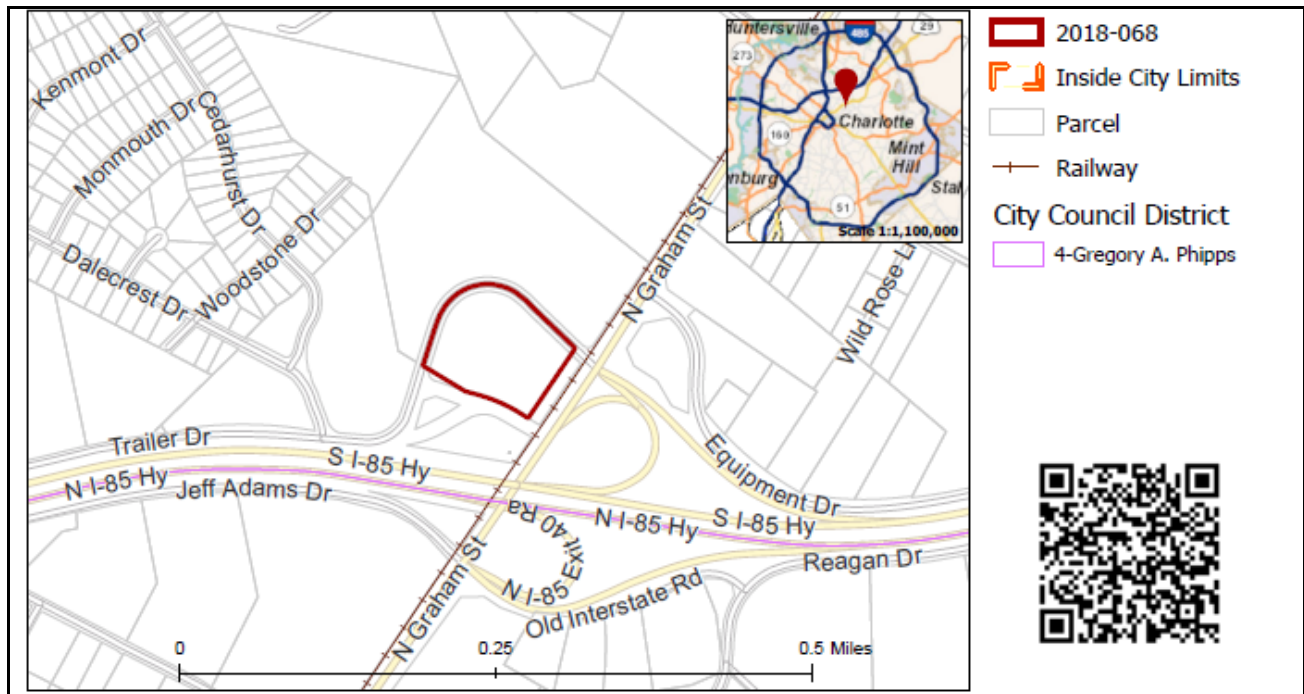


REQUEST

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

LOCATION

Approximately 4.41 acres near the intersection of North Graham Street and Interstate 85.
(Council District 4 - Phipps)



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-2 (general industrial) district on the subject parcel, which is currently developed with an auto sales/service garage/warehouse use constructed in 1962.

PROPERTY OWNER

J.R. Atkinson

PETITIONER

J.R. Atkinson

AGENT/REPRESENTATIVE

John Carmichael, Robinson, Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this conventional petition.

Plan Consistency

The petition is consistent with the *Northeast District Plan* recommendation for industrial land uses, and with the *Centers, Corridors and Wedges Growth Framework*, which calls for interchange appropriate industrial uses.

Rationale for Recommendation

- The site is located at the Interstate 85 interchange with Graham Street in an area predominately developed with industrial uses.
- The site is located at an Interchange Area within the North Growth Corridor as identified by the *Centers, Corridors and Wedges Growth Framework*, which recommends the continuation of industrial and warehouse/distribution uses, particularly in locations with high levels of motor vehicle accessibility.
- Abutting properties are zoned I-1 (light industrial) and I-2

(general industrial).

- The site does not abut single family neighborhoods, therefore a change to I-2 (general industrial) will not pose negative impact on residents.

PLANNING STAFF REVIEW

• Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

- The petition allows all uses in the I-2 (general industrial) district. See list at the end of the document for the use differences between the I-1 (light industrial) and I-2 (general industrial) districts.

• Existing Zoning and Land Use



The site is currently developed with an auto sales/service garage/warehouse and is immediately surrounded by a mix of office/warehouse uses and retail uses.



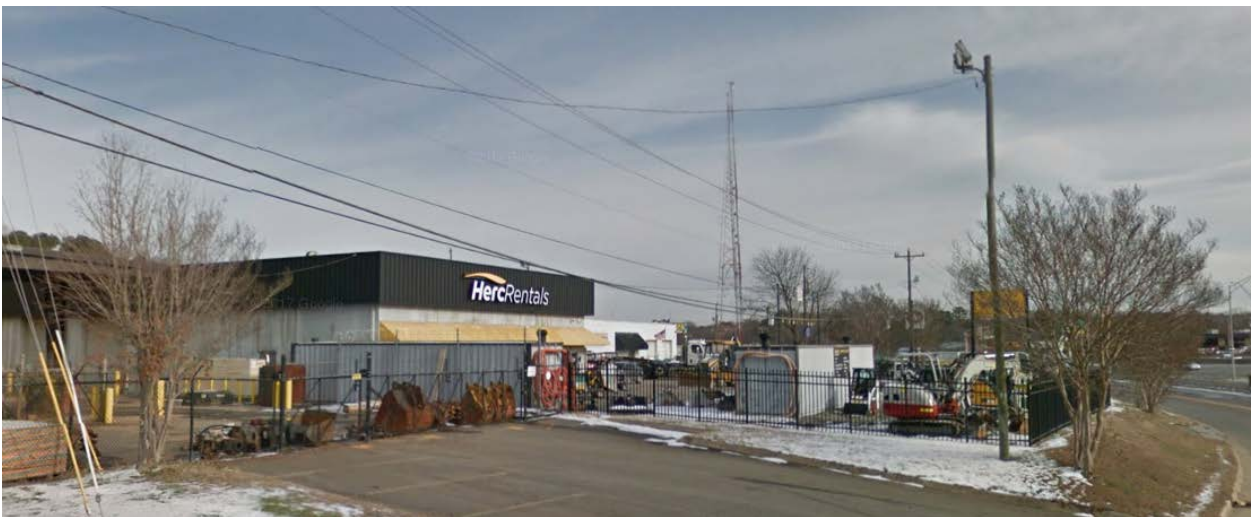
The subject property is developed with a truck sales/service garage use.



The property to the north is developed with a warehouse/distribution use.

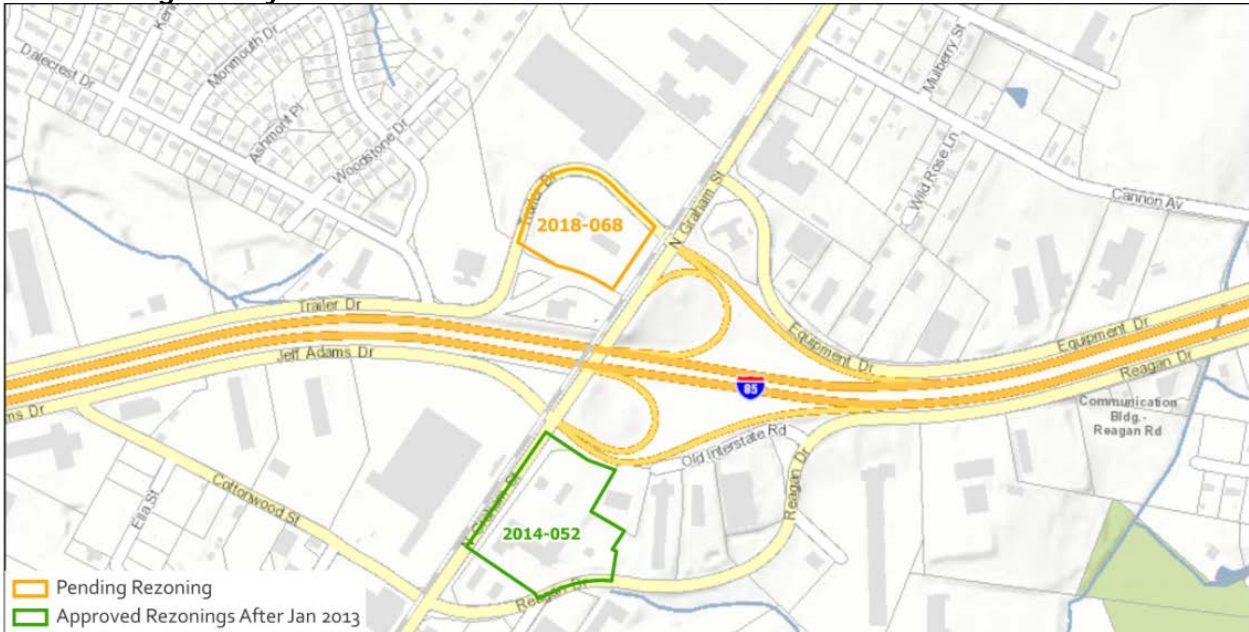


The property to the south is developed with a truck refueling station.



Properties to the east and west are developed with industrial/warehouse uses.

- **Rezoning History in Area**



- There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends industrial uses for this site and the surrounding area on both sides of the North Graham Street and Interstate 85 interchange.
- The site is located within an Interchange Area of the North Growth Corridor, as per the *Centers, Corridors and Wedges Growth Framework* (CCW) (2010). The CCW calls for the continuation of industrial and warehouse/distribution uses, particularly in locations with high levels of motor vehicle accessibility.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the intersection of a major thoroughfare and major collector. CATS bus route 22 runs along N. Graham Street with bus stops approximately 700 feet from the site. Route 13 runs along N. Graham Street and Trailer Drive. During permitting CDOT will work with the petitioner to install curb and gutter, planting strip, and sidewalk along all public street frontages.
 - A traffic impact study/transportation technical memorandum is not necessary for the complete review of this petition.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 280 trips per day (based on 8,700 square feet of automobile sales).

Entitlement: 160 trips per day (based on 44,100 square feet of warehouse).

Proposed Zoning: 240 trips per day (based on 66,150 square feet of warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** CATS requests that the petitioner provide and construct a new waiting pad for the existing bus stop on North Graham Street per standard detail 60.01B.
- **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 existing 12-inch water distribution mains located along Trailer Drive and North Graham Street and via an existing 8-inch water distribution main located south of the rezoning boundary.

Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review. The applicant should contact Charlotte Water's New Services for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way without explicit authorization from the City Arborist or designee.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** The site must comply with the tree ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- 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

Industrial District Use Comparison

Uses that are allowed in the existing I-1 (light industrial) zoning district, but will not be allowed if the property is rezoned to I-2 (general industrial):

- Automotive sales and repair, including tractor-trucks and accompanying trailer units
- Boat and ship sales and repair
- Financial institutions, up to 70,000 square feet (smaller financial institutions are allowed in I-2)
- Hotels and motels
- Manufactured housing sales
- Offices, up to 400,000 square feet (offices up to 100,000 square feet are allowed in I-2)
- Retail establishments, shopping centers and business, personal and recreational services up to 70,000 square feet (these uses are allowed up to 25,000 square feet in I-2)
- Motion picture theatres
- Child care centers, subject to the regulations Section 12.502
- Commercial Rooming Houses, subject to the regulations of Section 12.531
- Conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses with prescribed conditions
- Day labor service agency, subject to the regulations of Section 12.530
- Large childcare centers, subject to the regulations of Section 12.502
- Offices and government buildings, over 400,000 square feet

Uses that are not allowed in the existing I-1 (light industrial) zoning district, but will be allowed if the property is rezoned to I-2 (general industrial):

- Airports
- Government buildings, up to 100,000 square feet, and Recreation Centers up to 30,000 square feet
- Heliports and helistops, unlimited
- Power generation plants
- Railroad freight yards, repair shops and marshalling yards
- Theatres, drive-in motion picture
- Truck stops
- Truck terminals
- Vocational schools
- Utility operations centers
- Warehousing
- Agricultural industries
- Construction and demolition landfills, subject to the regulations of Section 12.524
- Contractor offices and accessory storage
- Manufacturing (heavy) uses
- Medical waste disposal facilities, as a principal use, subject to Section 12.525
- Quarries, subject to the regulations of Section 12.505
- Sanitary landfill, subject to the regulations of Section 12.507
- Satellite dish farms, subject to the regulations of Section 12.416
- Solid waste transfer stations, subject to the regulations of Section 12.526
- Waste incinerators, excluding medical waste incinerators