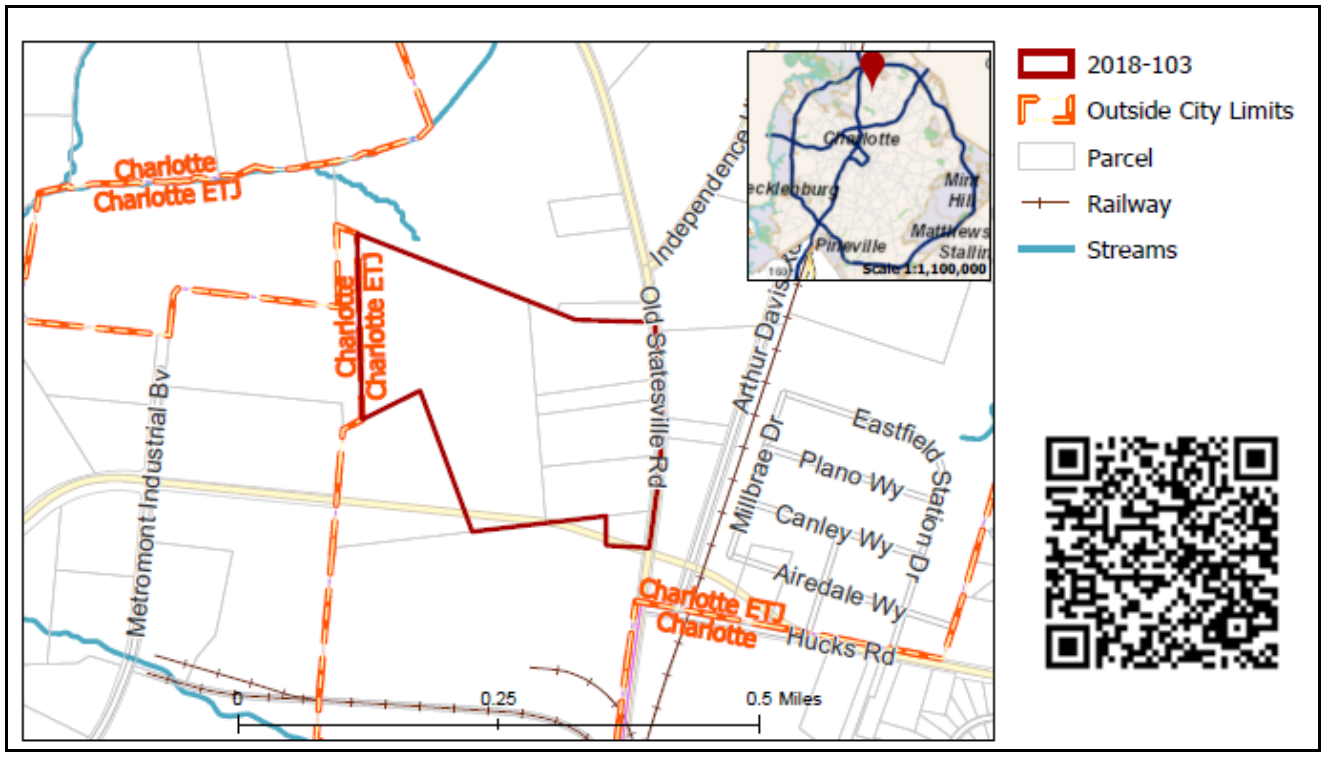
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2018-103
Pre-Hearing Staff Analysis
November 19, 2018

REQUEST	Current Zoning: R-4 (single family residential) and I-1 (light industrial) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 35.91 acres located on the west side of Old Statesville Road, north of Hucks Road. (Outside City Limits)



SUMMARY OF PETITION	The petition proposes to allow the construction of office/industrial/ warehouse distribution uses on land that is partially developed with single family homes and the remainder vacant. The site is generally located on the west side of Old Statesville Road and approximately ½ mile south of Interstate 485.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Shelby West Taylor, Kathy Darlene Gray, and Sandra West Leary, et al Griffin Industrial Realty Bridget Grant and Jeff Brown, Moore & Van Allen PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and design. Plan Consistency The petition is inconsistent with the *Northlake Area Plan* recommendation for transit oriented uses for this site. Rationale for Recommendation • Before the commuter rail line was proposed, the adopted future land use was business park/industrial for this site and surrounding area. • The adopted future land use recommendation for transit oriented uses was made with the assumption that the Red Line Commuter Rail would be a funded and active project. • Properties to the west and south are currently developed with industrial/office/warehouse uses. The properties to the north, south, east and west adjacent to and across the street from this site are all zoned for industrial and business park uses. • The proposed site plan is providing the Hucks Road extension right-of-way along the southern edge of the property which will support City Council's policy on connectivity

PLANNING STAFF REVIEW

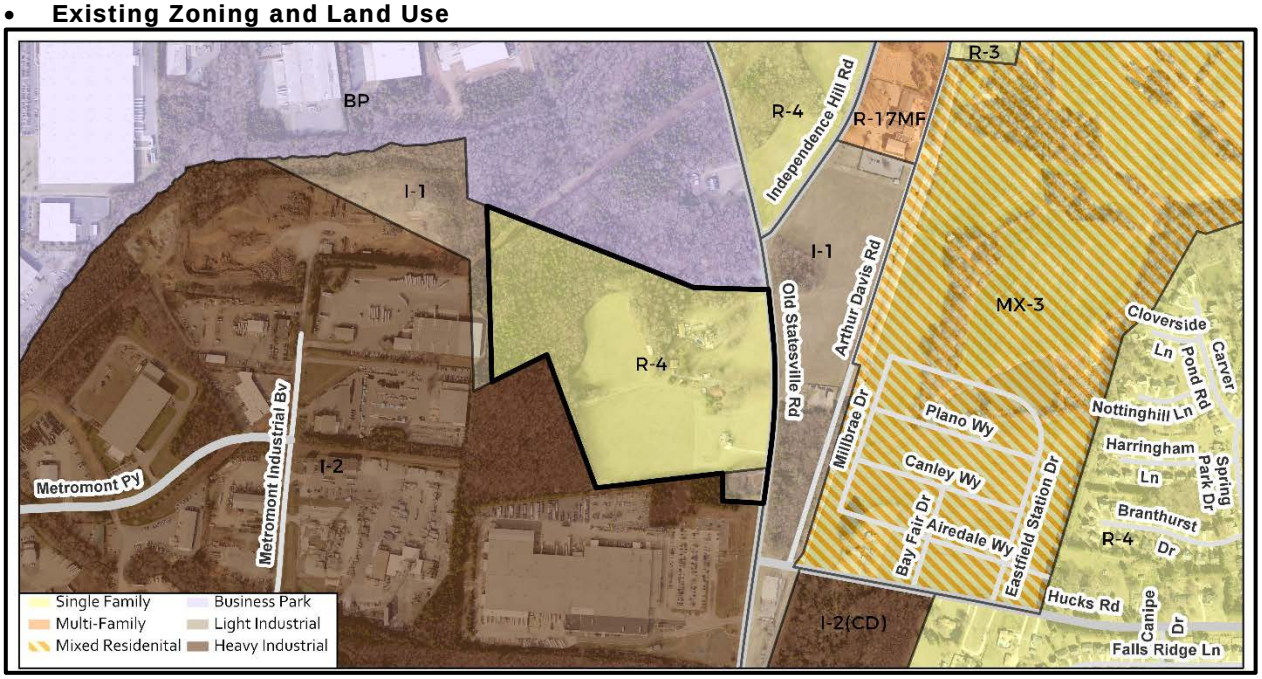
- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Up to 550,000 square feet of warehousing, warehouse distribution, manufacturing, office, and industrial uses as allowed in the I-2 (general industrial) zoning district. The plan shows two building/parking envelopes.
  - Allows all uses in the I-1 (light industrial) zoning district in addition to the following uses allowed in the I-2 (general industrial) zoning district:
    - Government buildings up to 100,000 square feet
    - Recreation centers up to 30,000 square feet
    - Warehousing
    - Truck terminals
    - Contractor offices and accessory storage
    - Childcare centers, as an accessory use of structure
    - Manufacturing (heavy use) of: aircraft and parts, alcoholic beverages, concrete, gypsum and plaster products, construction and related machinery, electrical industrial apparatus, electrical distribution equipment, engines and turbines, fabricated metal products, farm and garden machinery, furniture and fixtures, glass and glassware, industrial machinery, motor vehicles and equipment, motorcycles and parts, refrigerator and service machinery, textile mill products, and other similar uses.

  Proposes the following transportation commitments:
  - Access to the site from Old Statesville Road.
  - Provides Public Street A as a local industrial street with a 55-foot right-of-way.
  - Provides the Hucks Road Extension with a 100-foot right-of-way. Notes construction of the Hucks Road Extension to Metromont Parkway is subject to the following provisions:
    - The petitioner will coordinate with the owners of Parcel 02527103 to the south to obtain right-of-way to construct the Hucks Road Extension from Old Statesville Road to the western property line. In the event the petitioner is unable to secure the right-of-way within 90 days of approval of the petition, the petitioner will construct the Huck Road extension within the limits of the site.
    - In the event the parcel 02503112 is developed in conjunction with the site, the petitioner will construct Hucks Road Extension from Old Statesville Road to the western property line of parcel 02503112 to align with the existing Metromont Parkway right-of-way.
  - Provides an eight-foot planting strip and 12-foot multi-use path along Old Statesville Road.
  - Dedicates an additional 28 feet of right-of-way for an overall 58-foot right-of-way as measured from the existing centerline along Old Statesville Road.

  Commits to the following architectural standards and design guidelines:
  - Proposes to use a variety of building materials, including a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS, cast on site concrete panel or wood.
  - Prohibits use of vinyl as a building material except on windows and soffits.

- Notes there will be a minimum of one street facing entrance to each public street. Corner entrances shall meet this requirement for both streets.
- States buildings located along the frontage of Old Statesville Road and Hucks Road Extension will not have loading area elevations oriented directly to Old Statesville Road and Hucks Road. Buildings located along Public Street A may be oriented to Public Street A.
- Proposes a 75-foot Class B buffer along the north property line.

- **Existing Zoning and Land Use**



- The site is partially developed with single family homes. The remainder is vacant.
- The site is surrounded by a mix of institutional, office/industrial/warehouse uses, single family homes and vacant land in various zoning districts.



The subject property is developed with single family homes.



The property to the north along Old Statesville Road is developed with Alexandriana Park with an historic site and vacant land.



The property to the south along Old Statesville Road is developed with an industrial use.

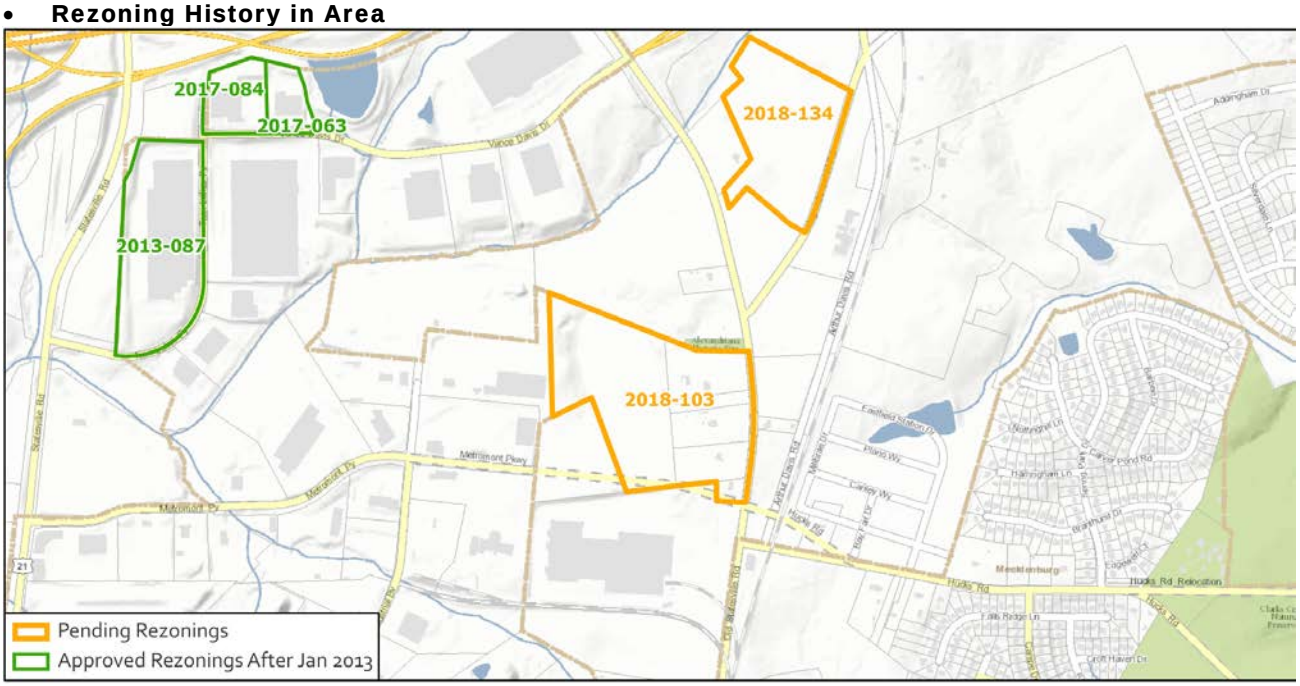


Properties to the east along Old Statesville Road are developed with a religious institution and undeveloped land.



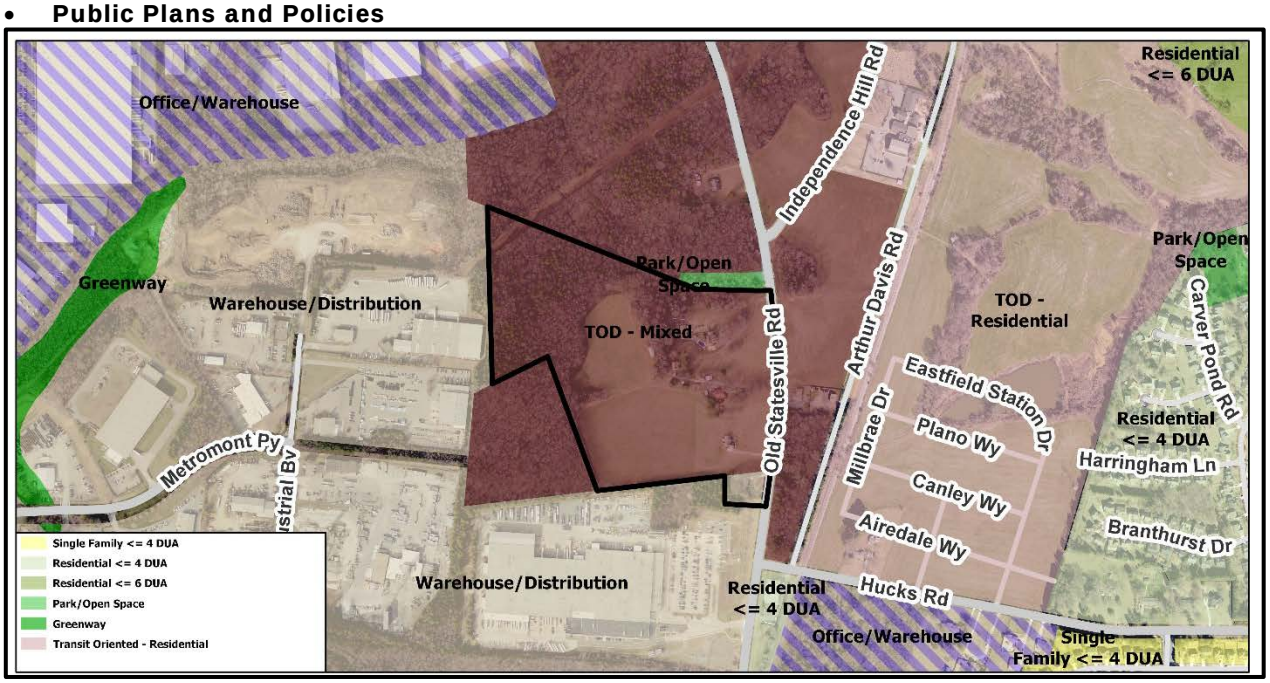
Properties to the west along Metromont Industrial Boulevard are developed with industrial uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-134	Rezone approximately 19.61 acres from R-4 (single family residential) to UR-2(CD) (urban residential, conditional) to allow a multi-family residential community.	Pending
2017-084	Rezoned approximately 5.14 acres from BP (business park) to I-1 (light industrial) to allow all uses in the I-1 (light industrial) zoning district.	Approved
2017-063	Rezoned approximately 3.415 acres from BP (business park) to I-1 (light industrial) to allow all uses in the I-1 (light industrial) district.	Approved
2016-103	Rezoned approximately 3 acres from I-1 (light industrial) to I-2 (general industrial) to allow all uses in the I-2 (general industrial) district.	Approved
2013-087	Rezoned approximately 20.47 acres from BP (business) to I-1 (light industrial) to allow all uses in the I-1 (light industrial) district.	Approved

- **Public Plans and Policies**



  - The *Northlake Area Plan* (2008) recommends a mixture of transit oriented uses (residential, office and retail) for most of the site, and industrial-warehouse-distribution uses for a small portion of the site.
  - The site is located within the North Growth Corridor, as per the *Centers, Corridors and Wedges Growth Framework*. Growth Corridors are characterized by the diversity of places they encompass from historic neighborhoods, to vibrant mixed use areas, to significant employment and shopping districts and by accessibility and connectivity they provide these places.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on Old Statesville Road and currently serviced by CATS Bus Route #53X at Old Statesville Road and I-485. The site is proposing to dedicate right-of-way along Old Statesville Road to accommodate the future NCDOT NC 115 widening project. CDOT is continuing to work with petitioner on the future Hucks Road alignment.
  - See Outstanding Issues, Note 2.
  - **Vehicle Trip Generation:**
  - Current Zoning:
    Existing Use: 40 trips per day (based on four dwellings).
    Entitlement: 1,460 trips per day (based on 143 dwellings).
  - Proposed Zoning: 1,960 trips per day (based on 550,000 square feet warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** NC 115 for the Red Line Commuter Rail is the adopted 2030 Transit System Plan Locally Preference Alternative (LPA) for the North Corridor. CATS is evaluating other options on new corridors such as Light Rail and BRT, however the direction from the MTC is to carry all options to the end of the current study and to not make a LPA recommendation.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Water is accessible for this rezoning boundary. Sewer infrastructure is not directly accessible for this rezoning boundary. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **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 ISSUES

Transportation

1. The petitioner should revise the site plan and conditional note(s) to provide for the following two public streets within the site as specified by the City's Thoroughfare Plan and Subdivision Ordinance:
   a) Hucks Road is designated as a major thoroughfare, requiring 100' right-of-way (see below Charlotte Region Transportation Planning Organization's (CRTPO) approved realignment). The westward Hucks Road alignment needs to be directed and connected to Metromont Parkway. CDOT is requesting a meeting with the petitioner to review and revise the current alignment of Hucks Road, to minimize its impact to the proposed development (i.e. align Hucks Road as close to the site's southern property line as possible. New Comment: After meeting with CDOT and Planning the Petitioner needs to show three (3) different alternatives regarding Hucks Road alignment "west" of Old Statesville Road as follows:
      a. *Alternative 1 (Preferred Alternative)* -- Hucks Road alignment to remain as shown on CRTPO's Thoroughfare Plan (i.e. requiring right-of-way from tax parcel 025-27-103). The Petitioner will attempt to acquire the subject right-of-way, using the City's Offsite "Right-of-Way" Acquisition Process Overview for Public Infrastructure Associated with Private Development Projects procedure. The petition needs to revise the site plan and conditional note 3.c.i. to state: "The petitioner shall document the off-site right-of-way acquisitions using the City's procedure and complete this task before the release of approved construction permitting plans".
      b. *Alternative 2* -- CDOT has requested Hucks Road's re-alignment design CADD files, east of Old Statesville Road from NCDOT. The petitioner needs to use the NCDOT design files as their base and provide a new Hucks Road alignment "west" of Arthur David Road holding the existing tie-in point at Arthur David Road, as is. The new alignment proposed by the petitioner west of Statesville Road shall minimize property taken form tax parcel 025-27-103.
      c. *Alternative 3* – The petitioner shall revise the site plan to provide a temporary east/west public two-lane local industrial street section between Old Statesville Road to the site's proposed north/south local industrial street, including all necessary future Hucks Road right-of-way needs within the site.

Site and Building Design

2. Add the following note: All building entrances will have direct sidewalk connections to the public street sidewalk on which they front (this includes Old Statesville Road, Hucks Road, and Public Street A).
3. Add language to state that loading area elevations will be screened from view if adjacent to Public Street A.
4. List the proposed uses in the General Provisions and reference them in the Site Development Data as the two sections currently do not match.
5. Show and label the transitional setback on the site plan.

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