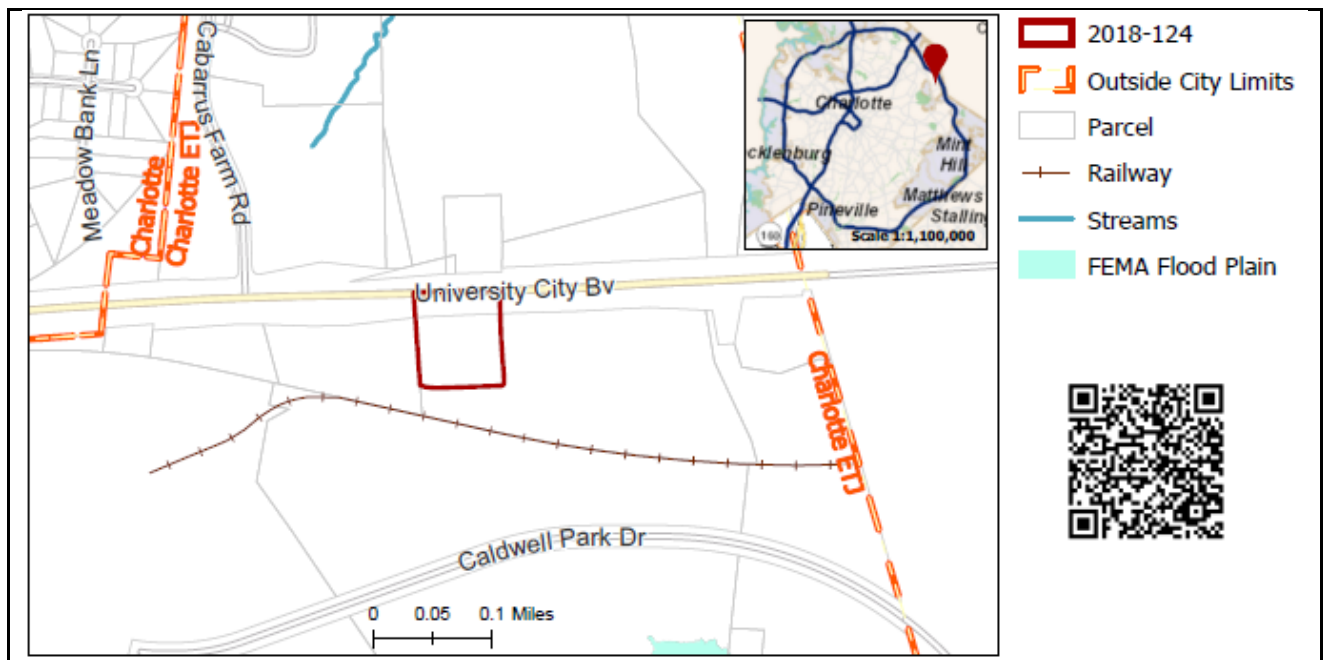


**REQUEST**

Current Zoning: B-1SCD (business shopping center)  
Proposed Zoning: I-1 (light industrial)

**LOCATION**

Approximately 2.75 acres located on the south side of University City Boulevard, east of Cabarrus Farm Road.  
(Outside City Limits)



**SUMMARY OF PETITION**

The petition proposes to allow development of all uses permitted in the I-1 (light industrial) district.

**PROPERTY OWNER**

Tridolph, LLC, J. Nolan Mills III Family, and The Bailey W. Patrick Family LLC

**PETITIONER**

Cross Development, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw & Hinson, PA

**COMMUNITY MEETING**

Meeting is not required.

**STAFF**

**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Rocky River Road Area Plan*, which recommends warehouse/industrial uses.

Rationale for Recommendation

- The site is located between University City Boulevard, which is a major thoroughfare, and the railroad and industrial zoned land to the south, creating an environment that is suitable for nonresidential uses.
- The adopted land use calls for office/warehouse uses, as allowed in the proposed I-1 industrial zoning district.

- With the exception of the subject property zoned B-1SCD (business shopping center) adjacent properties located on the south side of University City Boulevard are zoned I-1 (light industrial), I-2 (general industrial), I-2(CD) (general industrial, conditional), and B-D (distributive business), which are districts intended to allow industrial, warehousing, manufacturing/processing/assembling, distributive and wholesaling uses.
- The site is appropriate for the proposed I-1 (light industrial) zoning in light of the surrounding industrial, utility, office and institutional uses.

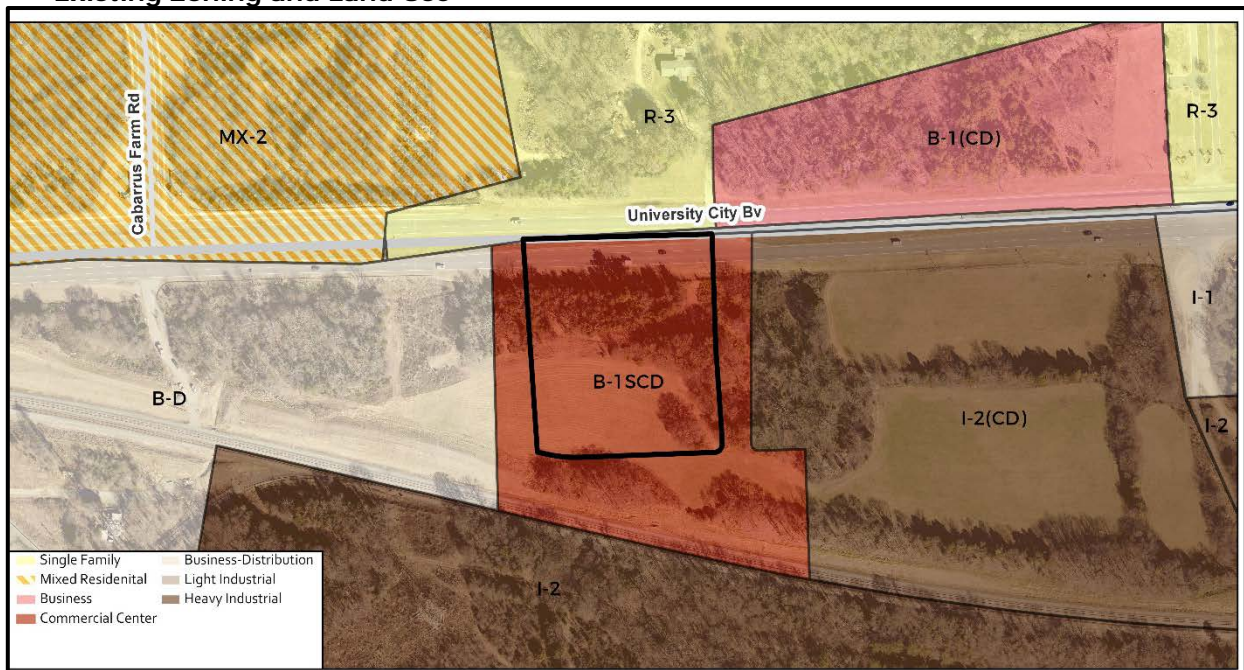
### PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- The I-1 (light industrial) district allows office, retail, and light industrial uses.

- **Existing Zoning and Land Use**



- Petition 1988-26C rezoned the subject property to B-1SCD to allow a 125,000-square foot shopping center.
- The subject property is vacant and located close to the Mecklenburg County/Cabarrus County line. Surrounding properties are developed with a mix of commercial, retail and industrial uses located to the east in Cabarrus County, bordered to the south by the railroad, with some single family dwellings, vacant property and a cemetery to the north.





The subject property is vacant.

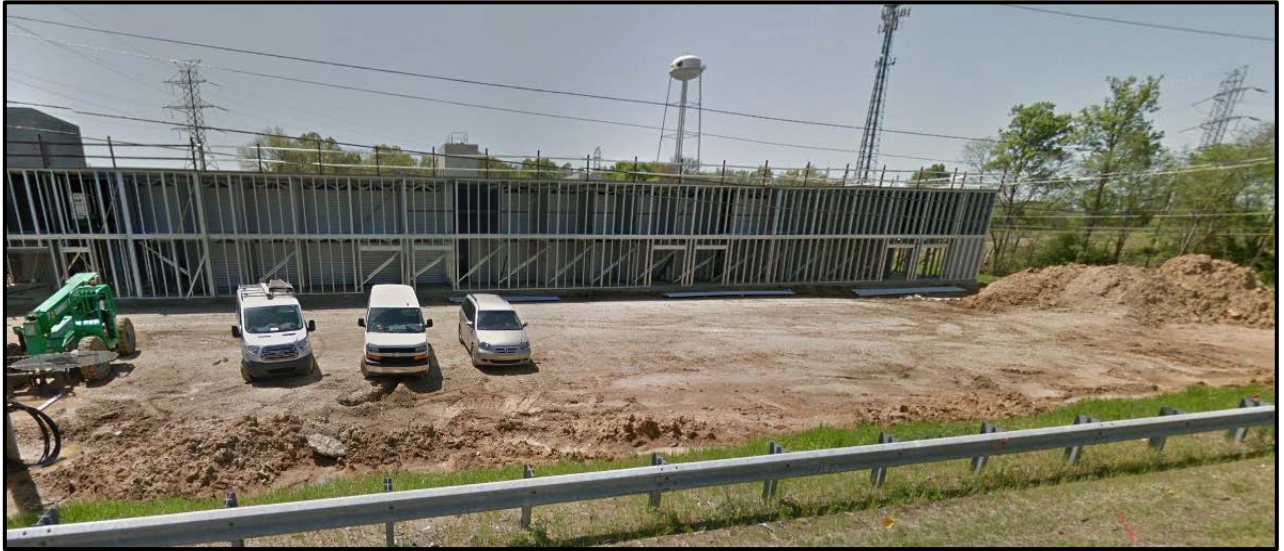


The property to the north across University City Boulevard is a single family home.



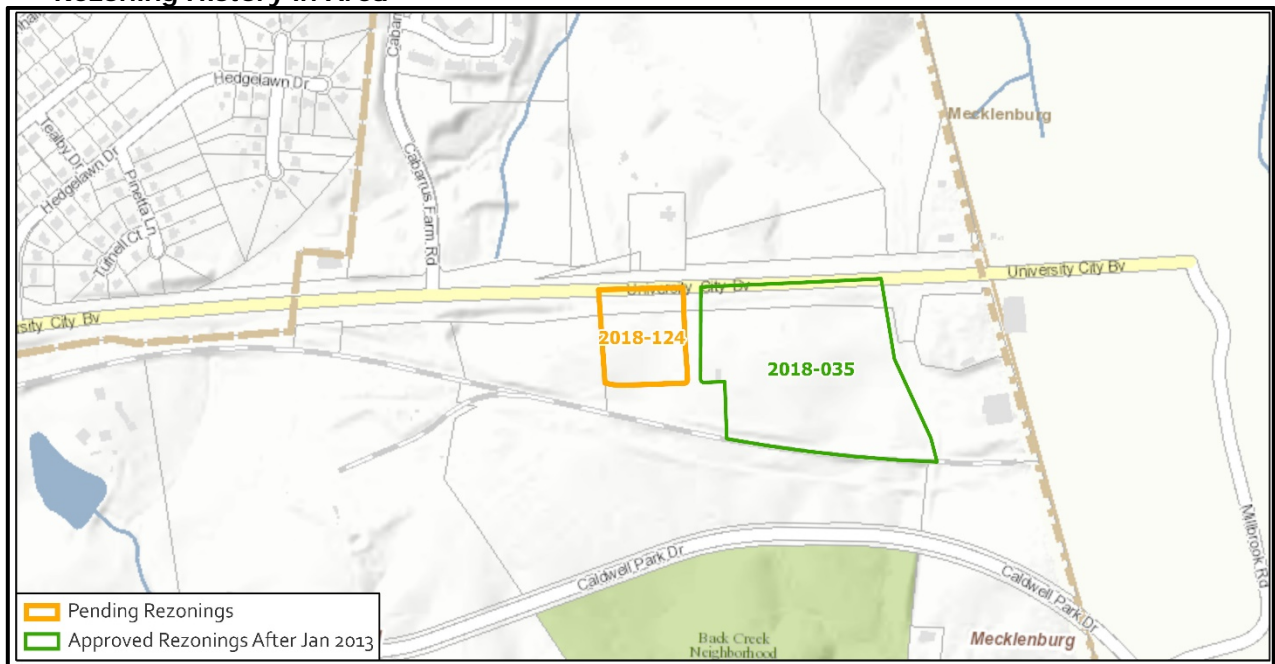
The property to the west along University City Boulevard is vacant.





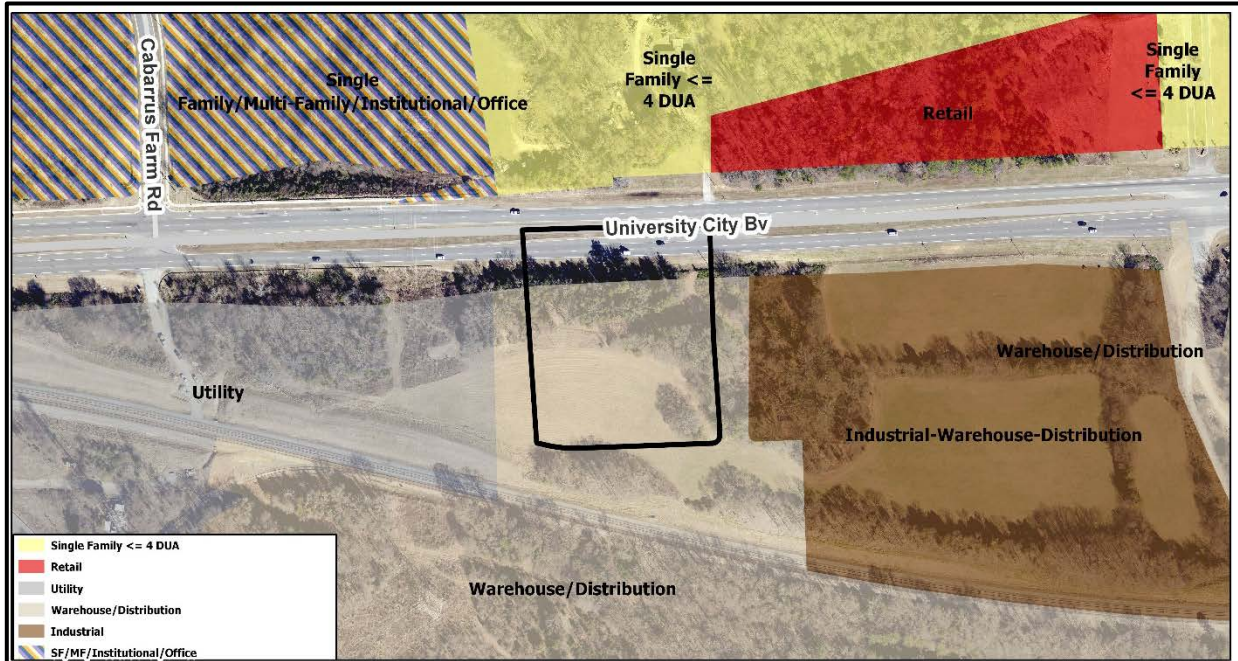
The property to the east along University City Boulevard is under construction for a storage facility.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-35	Rezoned 13.02 acres to I-2(CD) (general industrial, conditional) to allow 120,000 square feet of uses permitted in the I-1 district that are also allowed in the I-2 district, plus certain additional uses allowed in the I-2 district. It also allows up to 5,000 square feet of retail, personal service and EDEE (eating/drinking/entertainments) uses, with or without an accessory drive through window within a limited development area.	Approved

- **Public Plans and Policies**



- The *Rocky River Road Area Plan* (2006) recommends warehouse/distribution uses.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along a major thoroughfare. It is adjacent to a recently approved rezoning (Petition 2018-035). During permitting CDOT will work with the petitioner and NCDOT to determine site access and streetscape requirements
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant lot).
      - Entitlement: 7,850 trips per day (based on 125,000 square feet of retail use).
    - Proposed Zoning: 100 trips per day (based on 27,500 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 comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the schools.
- **Charlotte Water:** Charlotte Water currently does not have water system accessibility for the rezoning boundary under review. The closest water distribution main is approximately 300 feet west of the rezoning boundary along University City Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 24-inch gravity sewer mains located along University City Boulevard.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **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.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - 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:** Sonja Strayhorn Sanders (704) 336-8327