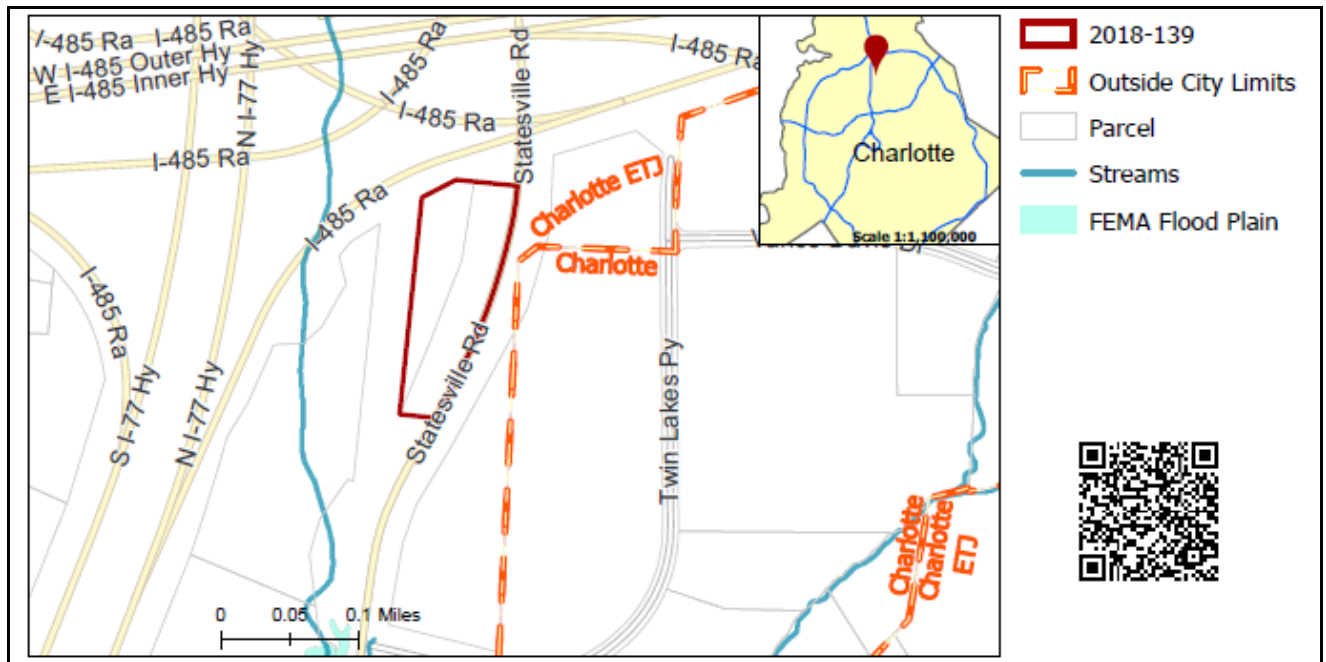


**REQUEST**

Current Zoning: B-D(CD) (distributive business, conditional)  
Proposed Zoning: I-1 (light industrial)

**LOCATION**

Approximately 2.44 acres located on the west side of Statesville Road, south of Interstate 485 and east of Interstate 77.  
(Outside City Limits)



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

DavidLand, LLC

**PETITIONER**

DavidLand, LLC

**AGENT/REPRESENTATIVE**

Lorin S. Stiefel

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the *Northlake Area Plan* recommendation for retail land use, as amended by a conditional rezoning.

Rationale for Recommendation

- The site was rezoned for a hotel use that was never built, changing the proposed land use to retail from light industrial.
- The *Northlake Area Plan*, prior to the rezoning that amended the plan, recommended a mix of office, retail and industrial uses for this site and surrounding area.
- The site is adjacent to the interchange of Interstate 77 and 485, and is surrounded by industrially zoned property.

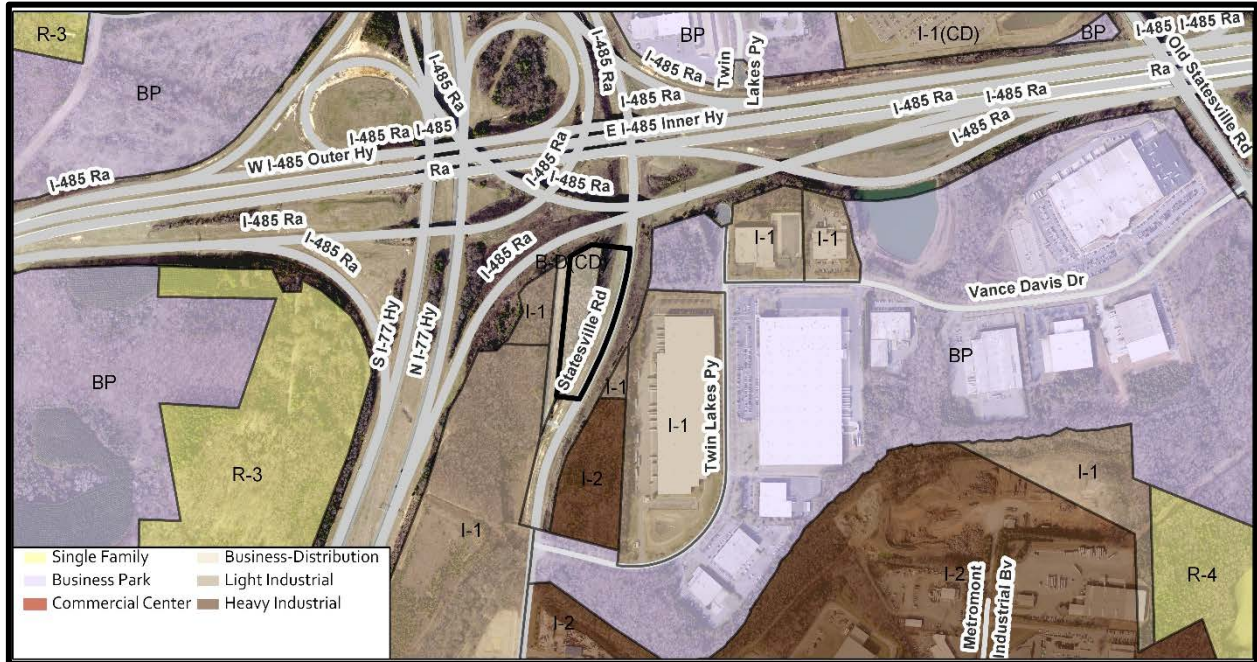
The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan*, from retail use to industrial/warehouse/distribution uses for the site.

## PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations, and uses in the I-1 zoning district.

- **Existing Zoning and Land Use**



- The subject property is zoned B-D(CD) (distributive business, conditional) and is undeveloped.
- Surrounding land uses are undeveloped or developed with warehousing uses.



The subject property is undeveloped.



The property to the east along Twin Lakes Parkway is developed with a warehouse use.



The property is bordered to the west by Interstate 77.

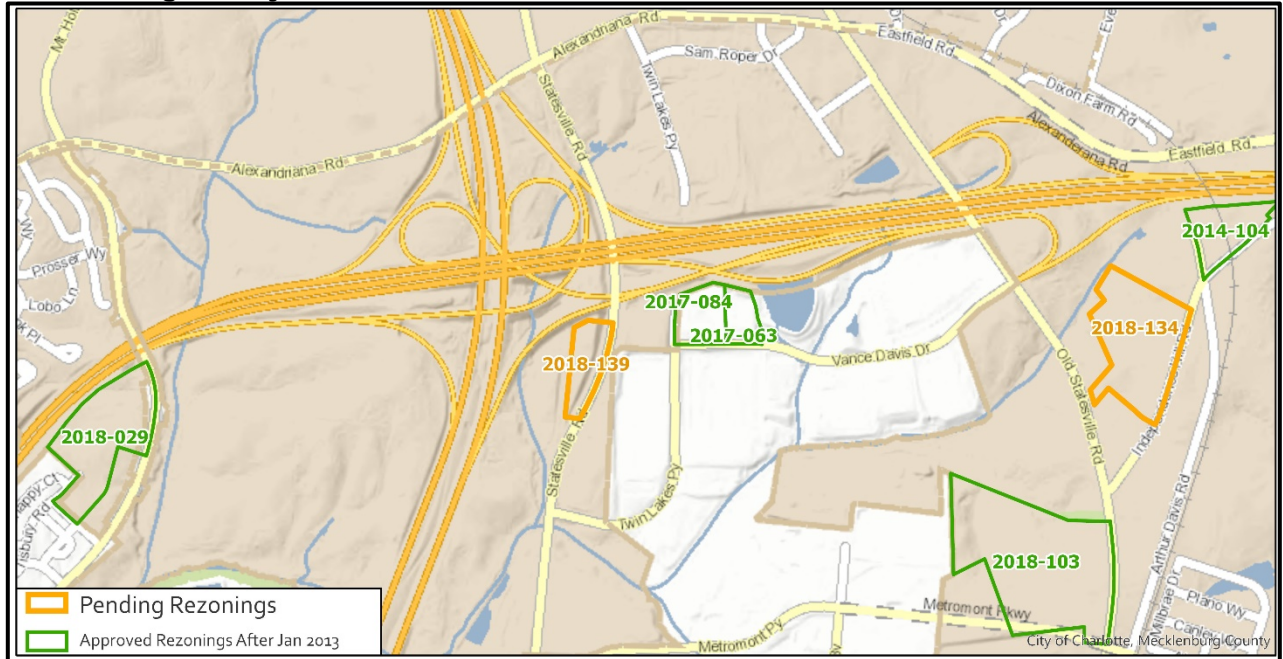


The property is bordered to the north by Interstate 485



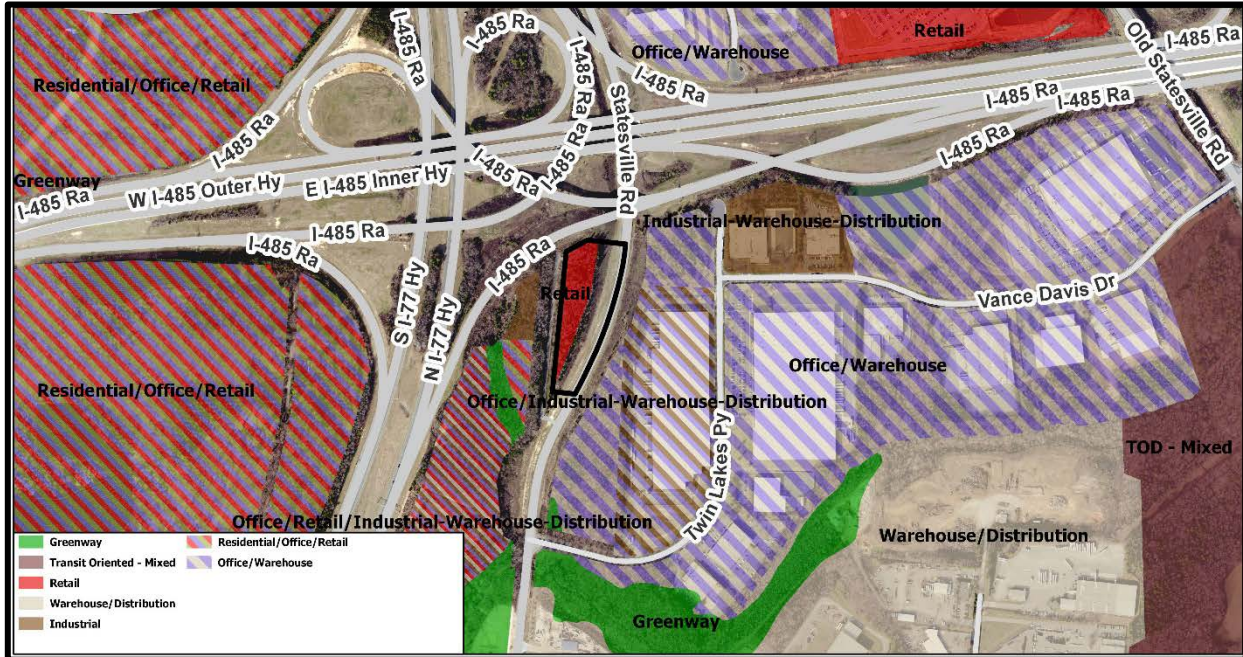
The property to the south along Statesville Road is undeveloped.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-104	Rezoned 6.77 acres from TR (transitional residential, Town of Huntersville) to R-4 (single family residential) to establish City of Charlotte zoning for property that was previously in the zoning jurisdiction of the Town of Huntersville.	Approved
2017-063	Rezoned 3.2 acres from BP (business park) to I-1 (light industrial) to allow all uses in the I-1 (light industrial) district.	Approved
2017-084	Rezoned 5.14 acres from BP (business park) to I-1 (light industrial) to allow all uses in the I-1 (light industrial) district.	Approved
2018-029	Rezoned 15.78 acres from R-3 (single family residential) and BP (business park) to UR-2(CD) (urban residential, conditional) to allow for the development of up to 300 multi-family units.	Approved
2018-103	Rezoned 35.91 acres from R-4 (single-family residential) to I-2(CD) (general industrial, conditional) to allow for office/industrial/warehouse distribution uses.	Approved
2018-134	Proposes to rezone 20.03 acres from R-4 (single family residential) to UR-2(CD) (urban residential, conditional) to allow up to 335 multi-family units.	Pending

- **Public Plans and Policies**



- The *Northlake Area Plan* (2008) recommends retail uses, as a result of rezoning petition 2008-128.
  - The land use recommendation for the area surrounding this site is for a mix of uses that includes office, retail, and industrial-warehouse-distribution, as per the *Northlake Area Plan* (2008).
- **TRANSPORTATION CONSIDERATIONS**
- The site is located on a major thoroughfare, Statesville Road, which is planned to be widened by the North Carolina Department of Transportation (NCDOT) in the next decade. CATS bus route #99 travels along Statesville Road, with bus stops approximately 1/3 mile south of the subject property. The site's frontage currently lacks curb, gutter, and sidewalk. During permitting, CDOT will work the petitioner and NCDOT to determine required streetscape improvements
  - **Vehicle Trip Generation:**  
 Current Zoning:  
     Existing Use: 0 trips per day (based on vacant land).  
     Entitlement: 970 trips per day (based on 119 hotel rooms).  
 Proposed Zoning: 10 trips per day (based on warehouse use).

**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 Department of Solid Waste 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. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to Charlotte Water to serve this parcel.
- **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 comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

- Application
- Locator Map
- Pre-Hearing Staff Analysis
- Post Hearing Staff Analysis
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Michael Russell (704) 353-0225