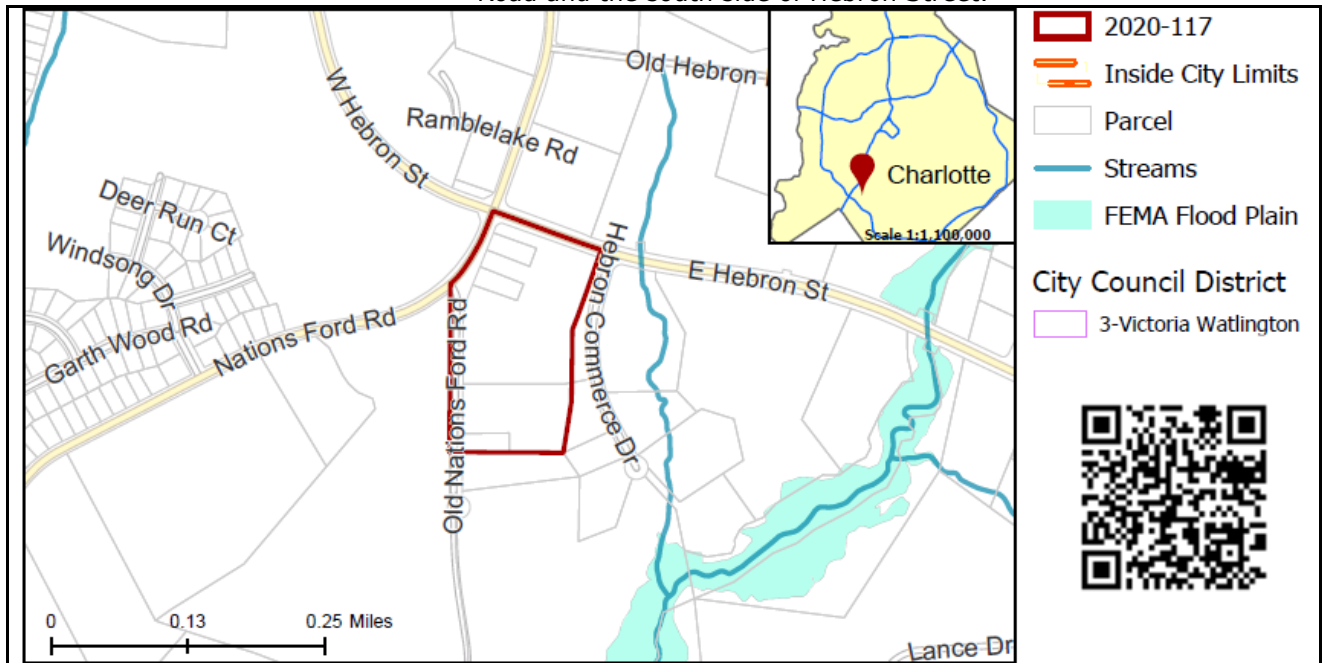


REQUEST

Current Zoning: R-17MF (multi-family residential) and I-1 (light industrial)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 15 acres located on the east side of Old Nations Ford Road and the south side of Hebron Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the I-2 (general industrial) district.

PROPERTY OWNER

Vulcan Lands Inc

PETITIONER

Vulcan Materials Company

AGENT/REPRESENTATIVE

Susanne Todd, Johnston Allison and Hord

COMMUNITY MEETING

Meeting is not required. Although a meeting is not required the petitioner chose to hold a community meeting.
Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Southwest District Plan* recommendation for industrial uses for the eastern portion of the site and **inconsistent** with the plan's recommendation for multi-family/greenway use for the western portion of the site.

Rationale for Recommendation

- The site is in an area with industrial uses west of Nations Ford Road.
- The area currently zoned multifamily is not suitable for residential development due to its close proximity to the existing quarry to the east and south of the site.

- The petition aligns the zoning designation with other industrial operations and zoning to the east of south of Old Nations Ford Road and East Hebron Street.

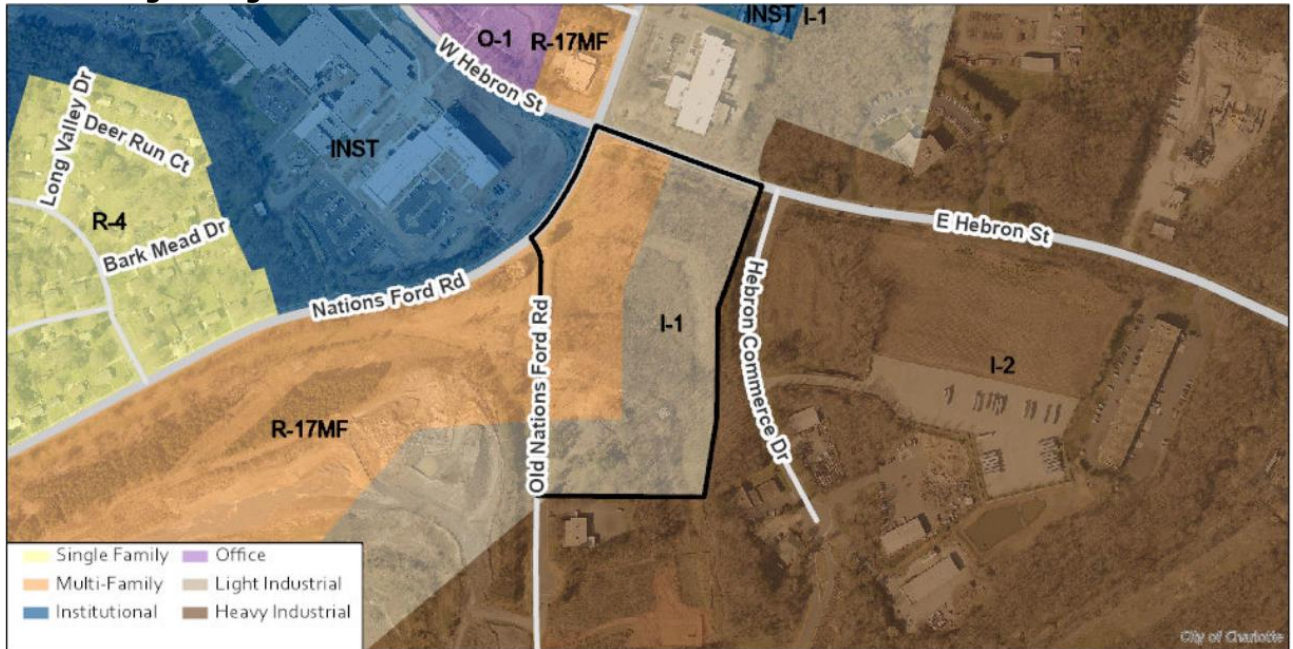
The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, for the western portion of the site from multi-family/greenway use to industrial use.

PLANNING STAFF REVIEW

- Proposed Request Details**

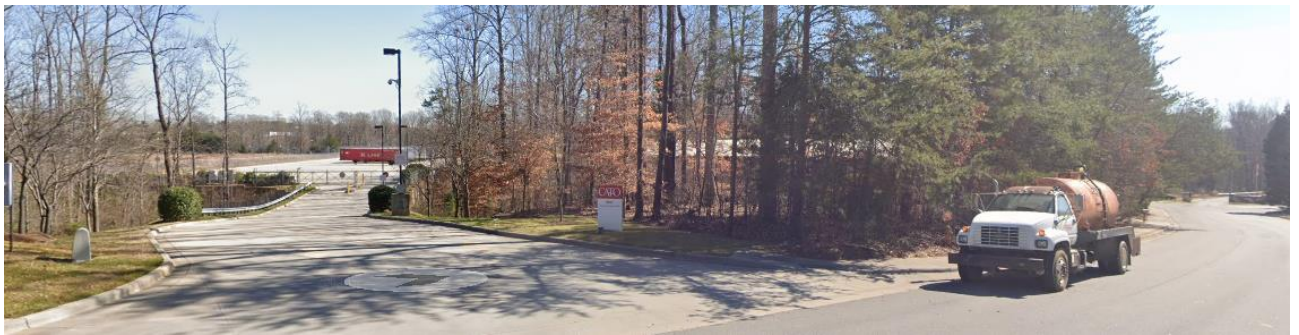
This is a conventional rezoning petition with no associated site plan.

- Existing Zoning and Land Use**

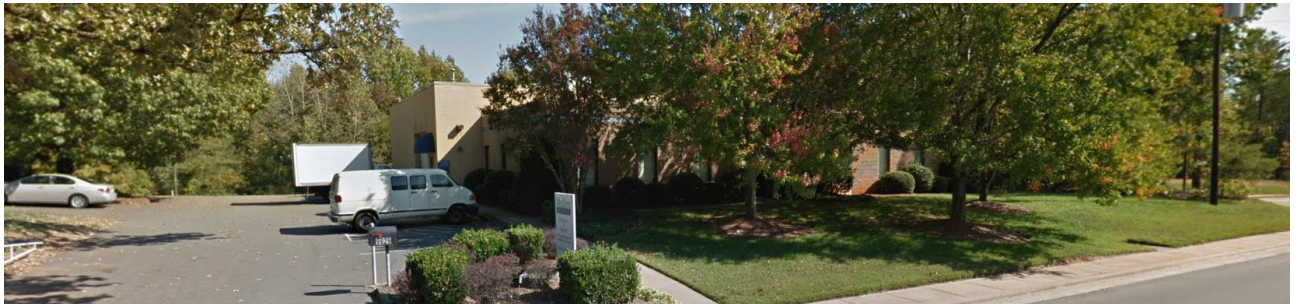


The site (indicated by red star below) is in an area developed with a mixture of single family, multi-family, institutional and industrial uses.





East of the site, along Hebron Commerce Drive are industrial uses.



South of the site, along Old Nations Ford Road is industrial use.

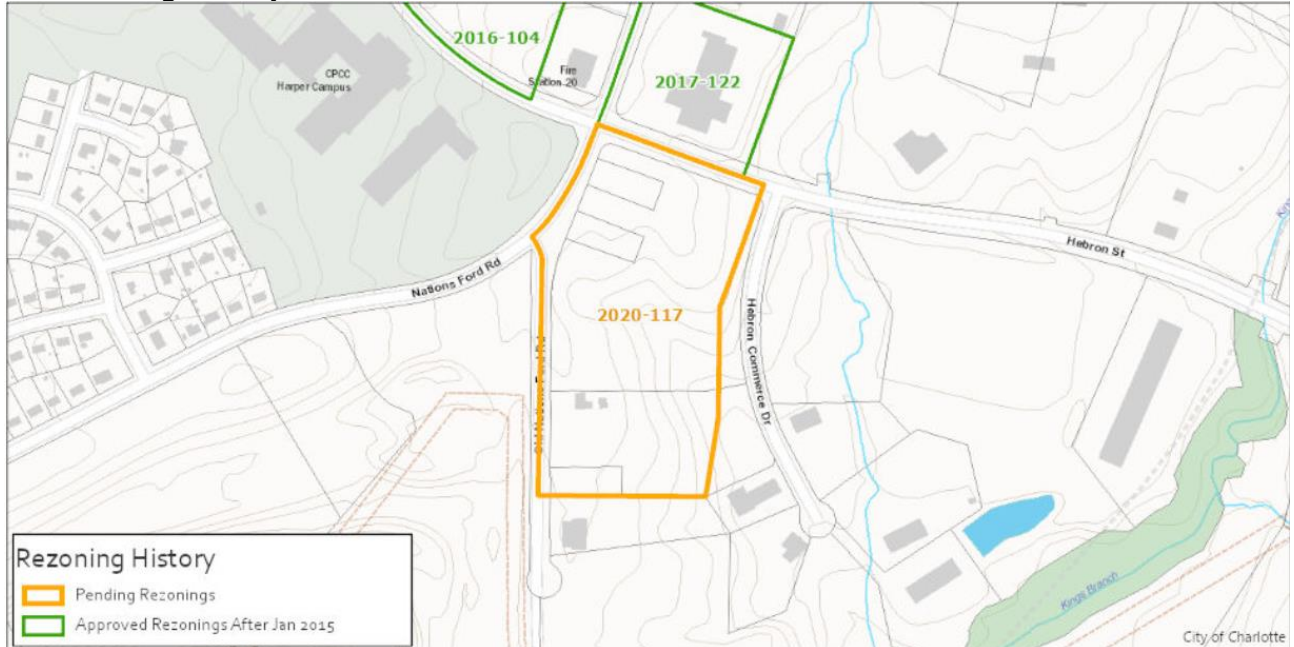


West of the site is a quarry.



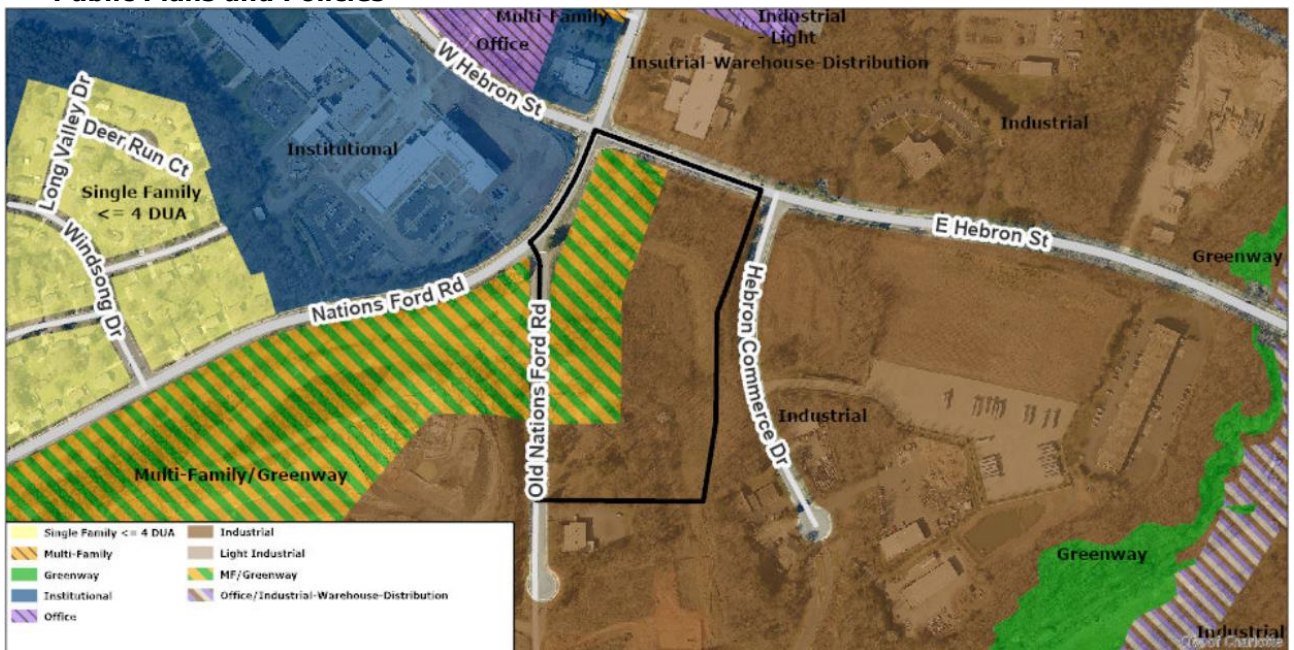
North of the site, across E. Hebron Street is industrial use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-104	18.7 acres northwest of the site to INST (institutional) and O-1 (office) to allow uses permitted in those districts.	Approved
2017-122	4.2 acres north of the site to I-1 to allow all uses permitted in the light industrial district.	Approved

- Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends industrial uses for the eastern portion of the site and recommends multi-family/greenway uses for the western portion of the site.
- TRANSPORTATION SUMMARY**
 - The site is on Nations Ford Road (Minor Thoroughfare, City-maintained), Old Nations Ford Road (Local Road, City-maintained), Hebron Street (Minor Thoroughfare, City-maintained), and Hebron Commerce Drive (Local Drive, City maintained) and location in Corridor outside Route 4
- Active Projects:**
 - There are no active projects at this time.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant use).

Entitlement: 735 trips per day (based on 102 multi-family units, and 82,300 square feet of warehouse uses).

Proposed Zoning: 385 trips per day (based on 213,450 square feet of warehouse use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
 - **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
 - **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
 - **Charlotte Fire Department:** No outstanding issues.
 - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Hebron Commerce Drive and a 6-inch water main along Old Nations Ford Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Hebron Commerce Drive. No outstanding issues.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311