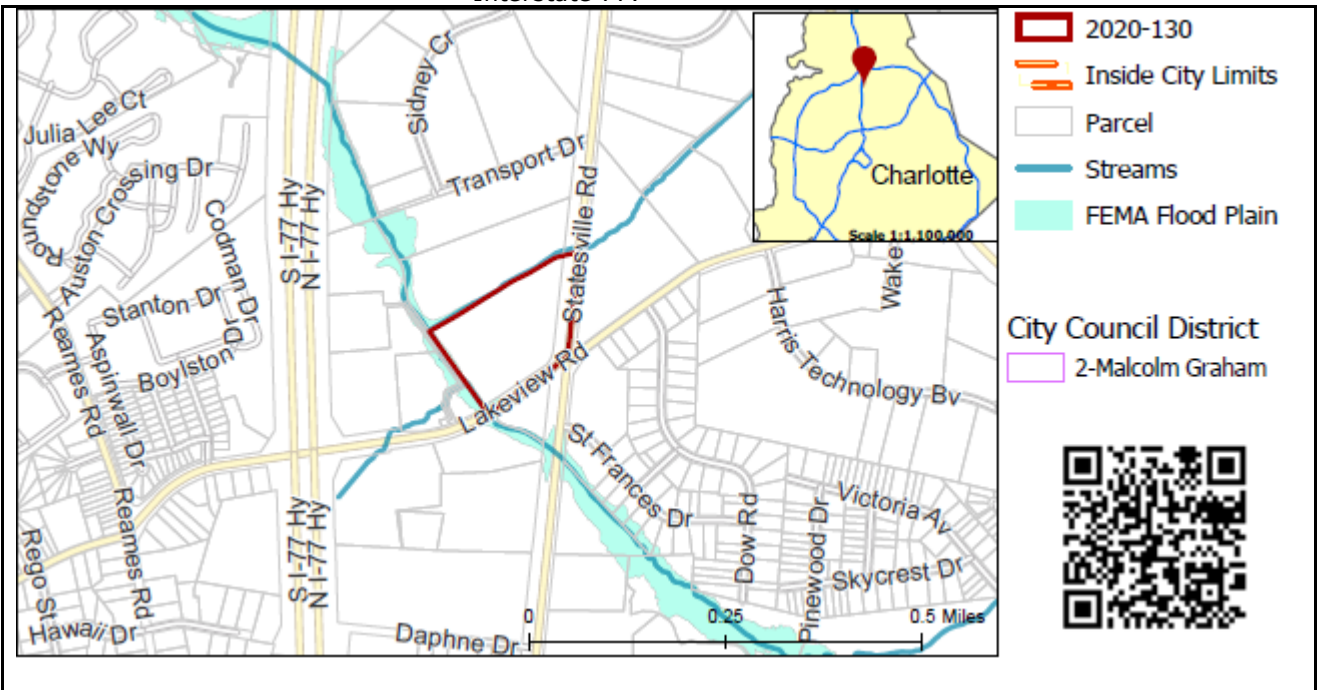


**REQUEST**

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

**LOCATION**

Approximately 12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the I-2 zoning district.

**PROPERTY OWNER**

US 21 Holding Company, LLC

**PETITIONER**

US 21 Holding Company, LLC

**AGENT/REPRESENTATIVE**

Keith MacVean, Moore & Van Allen

**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 (2008)* recommendation of Warehouse/Distribution.

Rationale for Recommendation

- The *Northlake Area Plan (2008)* recommends preserving the existing industrial-warehouse-distribution uses east of Interstate 77 which have been the prevalent existing uses in this area.
- While this site is recommended for warehouse or distribution according to the area plan, changing this site to an industrial use would be in keeping with the strong industrial character of the area, as there are several general industrial and heavy industrial land uses to the south of the site.
- Rezoning this site to conventional I-2 zoning will allow the current existing truck yard at this location to keep functioning in compliance with the zoning ordinance and would allow for other

manufacturing and heavy industrial uses allowed in I-2. These uses would be appropriate as the site is surrounded by light and general industrial uses.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan (2008)*, Warehouse/Distribution to Industrial for the site

## PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- The proposal would allow all uses in the I-2 zoning district.

- **Existing Zoning and Land Use**



The site is zoned light industrial. The surrounding land uses include vehicle storage yards, contractor offices, and warehousing.





The subject property (denoted with red star).



The property to the south along Lakeview Road is developed with a vehicle storage/leasing yard.





The property to the east along Statesville Road is developed with a plumbing contractor.



The property to the West along Lakeview Road is developed by office/warehousing uses.



The property to the north along Statesville Road is developed with a trailer dealership.

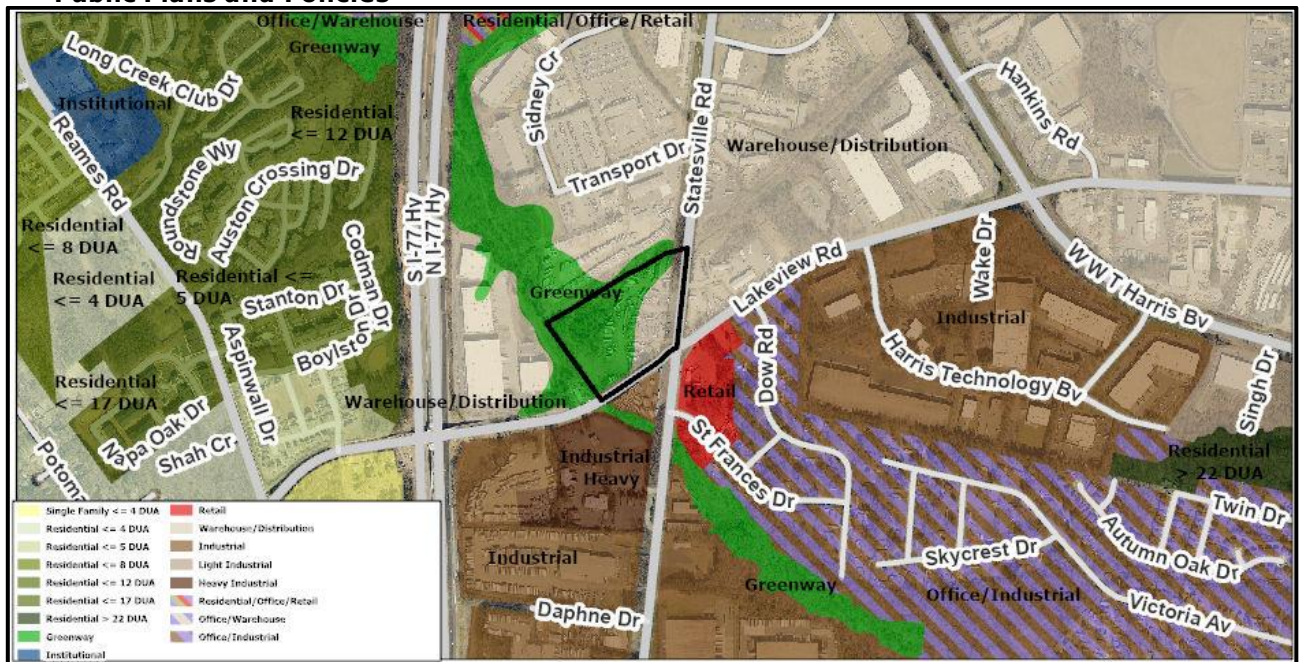


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-053	Rezoned 14.21 acres to allow up to 260 multi-family units.	Approved
2018-092	Rezoned 14.47 acres to allow up to 280 multi-family units.	Approved
2020-008	Rezoned 4.97 acres to allow up to 84 multi-family units.	Approved

- Public Plans and Policies**



- The Northlake Area Plan (2008) calls for Warehouse-Distribution uses for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on two major thoroughfare roads. Site plan review of ordinance requirements will occur during the land development permitting process, since this is a conventional rezoning request. Chapter 19 of the City Code may apply to require streetscape improvements along the site frontage. There is an active project planned along this site's frontage: Lakeview Road Farm-To-Market (NCDOT TIP#U-5905), which includes intersection improvements at Lakeview Road and Statesville Road.
- **Active Projects:**
  - Lakeview Rd. Farm-to-Market (Reames Rd to NC 115)
  - State project number: NCDOT TIP # U-5905
  - The project will upgrade the roadway, add turn lanes and pedestrian facilities, and include intersection improvements.
  - Right of way acquisition is in progress / Construction expected FY 2020
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: No data on trips per day (based on vehicle storage).
    - Entitlement: 250 trips per day (based on 127,700 square-feet of warehouse uses).
  - Proposed Zoning: 350 trips per day (based on 191,550 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 outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **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 Lakeview Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 15-inch gravity sewer main located along the western portion of the parcel. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

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