

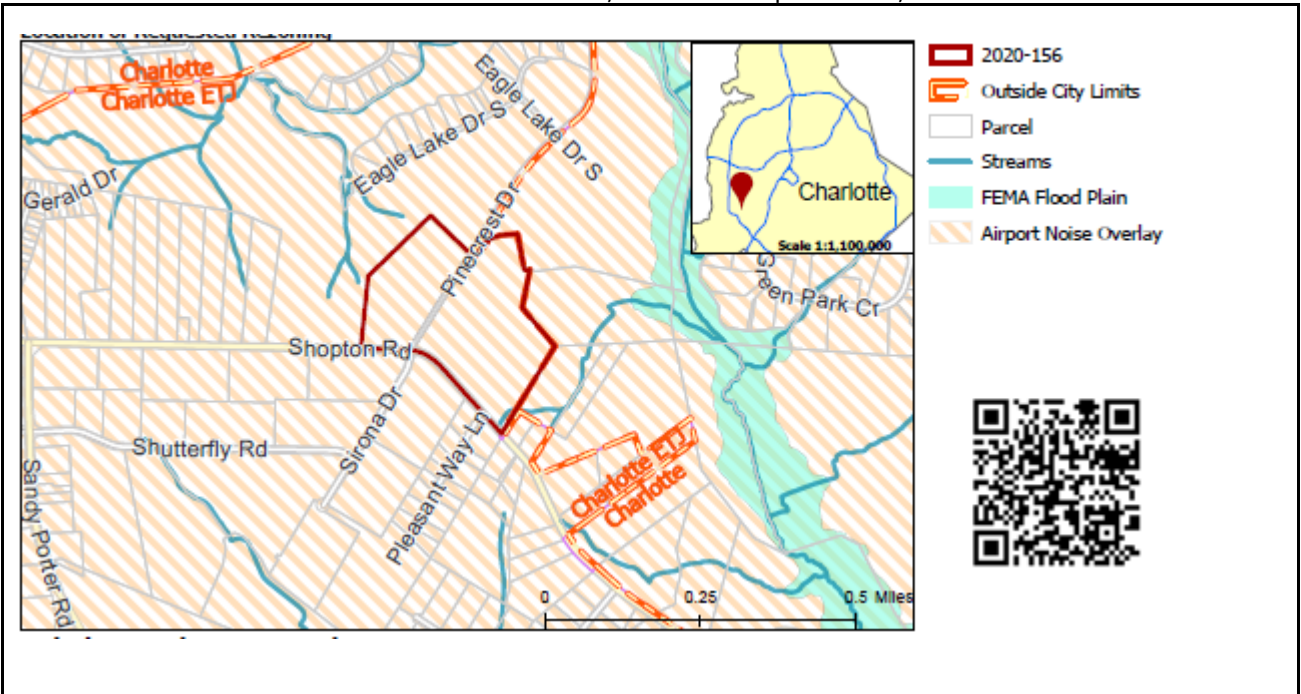
REQUEST

Current Zoning: R-3 AIR (single family residential, airport noise overlay)

Proposed Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay)

LOCATION

Approximately 38.33 acres located along the east and west side of Pinecrest Drive, north of Shopton Road, and east of Interstate 485



SUMMARY OF PETITION

The petition proposes develop the site with up to 550,000 SF of limited I-1 uses.

PROPERTY OWNER

Mildred Gaunt Gaffney

PETITIONER

Eastgroup Properties

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and technical revisions related to site and building design and environment.

Plan Consistency

The petition is **consistent** with the *Westside Strategic Plan* recommendation for office / business park / industrial land uses for this site.

Rationale for Recommendation

- The proposed uses are consistent with the overall industrial and business park land use recommendation for this area.
- The proposed site plan will provide a 100-foot class A buffer between the industrial buildings and the Duke Power easement adjacent to the existing residential neighborhood. Both the

required buffer and the easement provide a large separation from the proposed industrial uses and the existing residential.

- This parcel is adjacent to existing industrial and follows the general development pattern of the area.
- The site is located within the Shopton Road Industrial Activity Center and the Airport Noise Overlay.

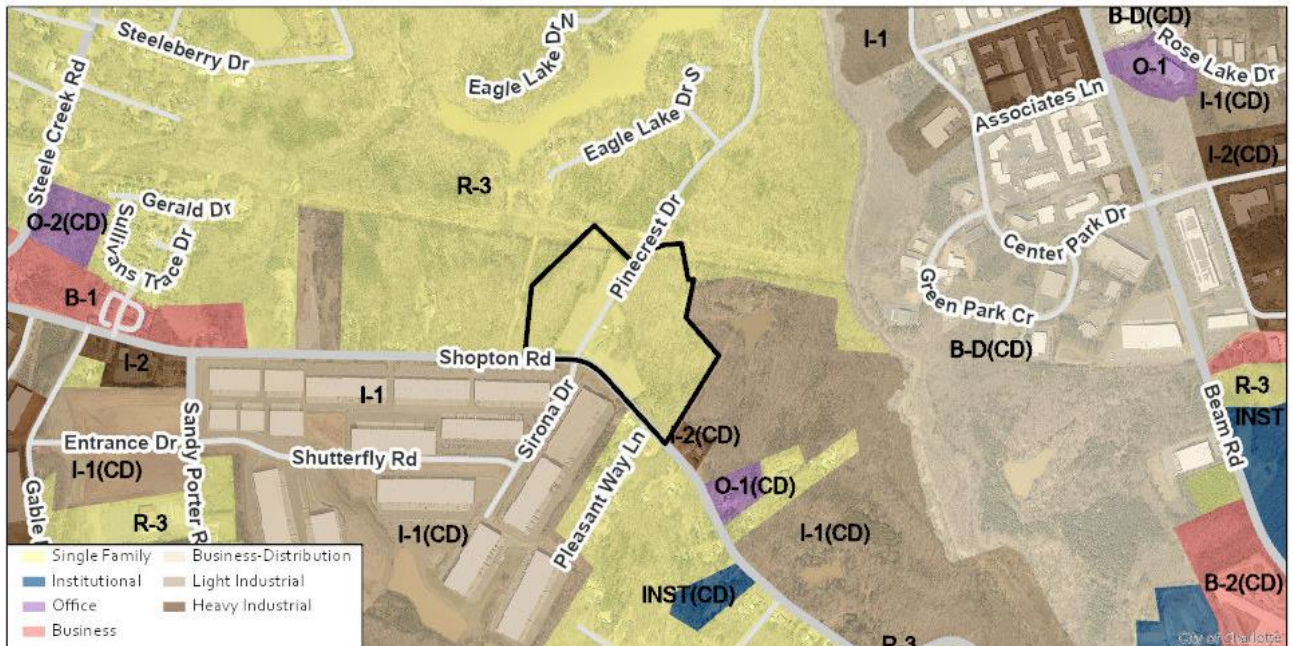
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Limits site to 550,000 square feet over a maximum of three (3) buildings onsite.
- Allows I-1 uses except for the following:
 - Automobiles, Truck and Utility Trailer Rental.
 - Automotive Repair Garages.
 - Automotive Service Stations.
 - Barber and Beauty Shops.
 - Financial Institutions.
 - Eating, Drinking and Entertainment Establishments (Type 1 and Type 2).
 - Retail Establishments, Shopping Centers and Business, Personal and Recreational Services.
 - Adult Establishments.
- Provides a 5' bicycle lane with a 3' buffer along the site's frontage along Shopton Road.
- Reserves for potential future right of way acquisition and purchase by the City an 85 foot wide portion of the site that is generally depicted on the rezoning plan and labeled "reserved 85' r/w for future Shopton road realignment" (the "reserved right of way").
- Creates architectural design standards that address building materials and building siting.
- Provides a minimum 8' planting strip and 6' sidewalk along the site's frontage along the new public street and Shopton Road.

• Existing Zoning and Land Use



The subject property consists of undeveloped land on the west side of Pinecrest Drive and a single family house on the east side of Pinecrest Drive. The surrounding land uses include single family homes and industrial uses.



The site (marked with a red star) is located along Shopton Road and is bisected by Pinecrest Drive.



The properties to the north are undeveloped single family zoned land.



The properties to the south are developed with industrial (office/warehouse) uses.

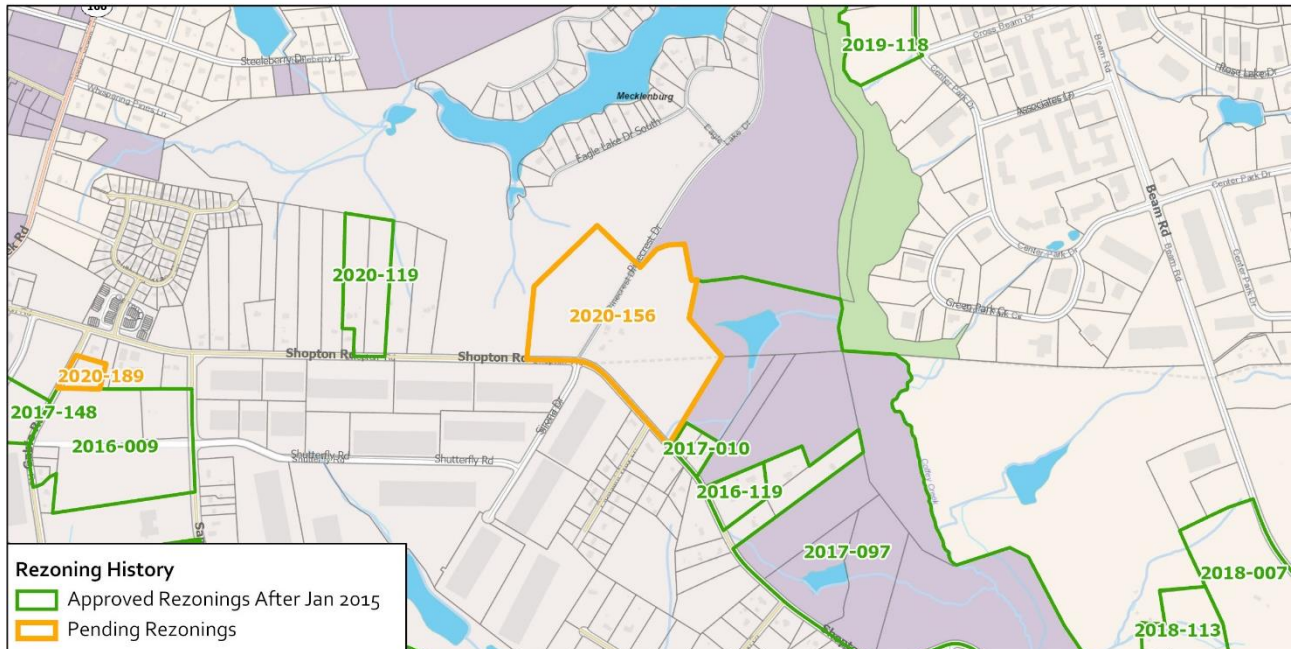


The property to the east is developed as a contractor's office and vacant industrial land.



The property to the west is developed with a cell phone tower on a portion of the site but is mostly undeveloped single family zoned land.

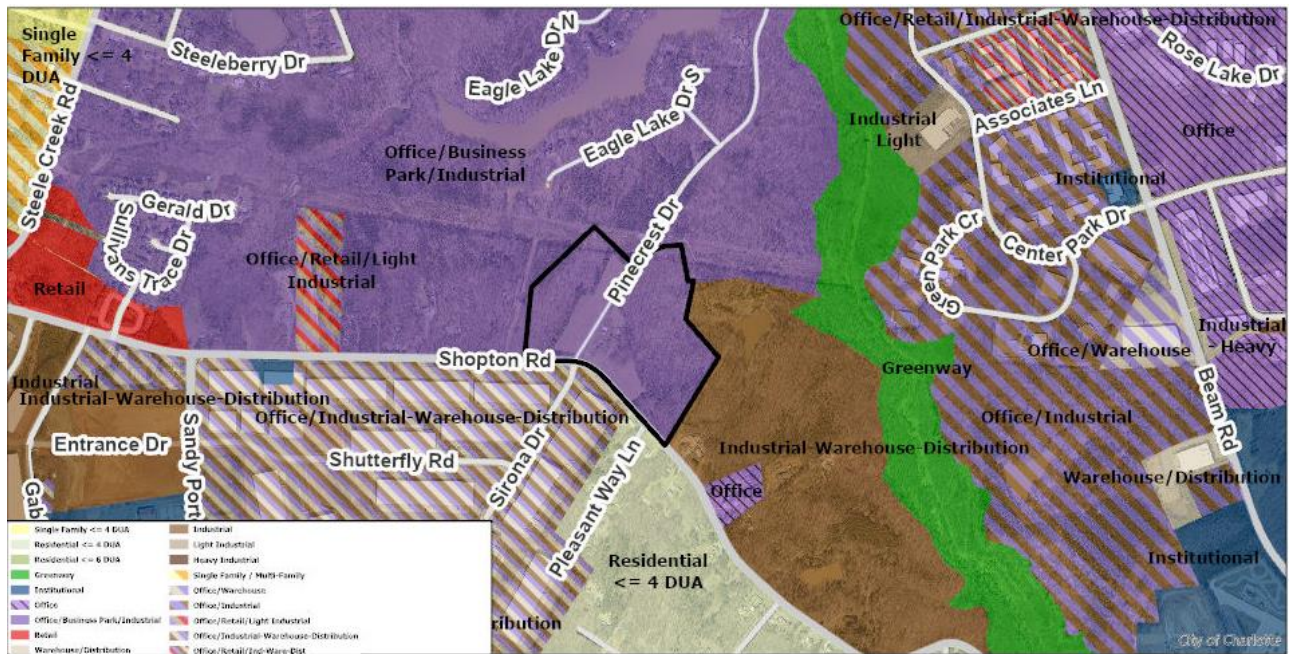
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-009	The petition rezoned property to I-1(CD) with five year vested rights to allow the development of up to 525,000 square feet of industrial, office, and distribution uses.	Approved
2016-119	The petition rezoned site to O-1(CD) SPA (office, conditional, site plan amendment) to allow the reuse of the historically designated James Morrow Coffey House for	Approved

	general and professional office uses, and to accommodate the conversion of the existing open air pole barn constructed on the site to an enclosed (i.e. walled) storage building.	
2017-010	The petition rezoned site to I-2(CD) AIR (general industrial, conditional, airport noise disclosure overlay district) and I-2(CD) SPA AIR (general industrial, conditional, site plan amendment, airport noise disclosure overlay district) to allow the expansion of an existing sanitation business.	Approved
2017-097	The petition rezoned site to I-1(CD) AIR to allow the construction of a commercial/industrial/warehouse park.	Approved
2017-148	The petition rezoned site to I-2(CD) SPA (general industrial, conditional, site plan amendment) to amend an approved conditional plan to revise the orientation and layout of a proposed building located in an existing industrial business park, and to eliminate a buffer due to a change in the zoning classification of an adjacent parcel of land.	Approved
2018-007	The petition rezoned site to B-2(CD) SPA AIR (general business, conditional, site plan amendment, Airport Noise Overlay) to modify an approved site plan to allow for the expansion of the driving course and associated buildings and parking at the City of Charlotte Vehicle Operations Center.	Approved
2018-113	The petition rezoned site to allow all uses in the INST (institutional) district.	Approved
2019-118	The petition rezoned site to allow all uses in the I-1 (light industrial) district	Approved
2020-119	The petition rezoned site to I-2 (CD) AIR to accommodate office, warehouse, and distribution uses with outdoor storage.	Approved
2020-189	The petition proposes to rezone site to I-2.	Pending

- **Public Plans and Policies**



- The *Westside Strategic Plan* (adopted 2000) recommends office/business park/industrial land uses for this site and surrounding area.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Shopton Road and Pinecrest Drive, a State-maintained minor thoroughfare and a local street, outside the limits of Route 4. Additionally, this site is located within the Industrial Activity Center and inside the limits of the Westside Strategy Plan Study Area.
- **Active Projects:**
 - There are no active projects near this site.
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-4.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on 2 single family dwellings).
 - Entitlement: 1,175 trips per day (based on 114 single family dwellings).
 - Proposed Zoning: 915 trips per day (based on 550,000 SF warehouse).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Requested Technical Revisions, Note 6.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Include the planting strip(s) and sidewalk(s) along the new Local Industrial, U-06, Street, currently known as Pinecrest Drive.
2. Revise the site plan and add a conditional note to coordinate with NCDOT, during permitting, to revise the median and/or turn lane striping, along the site's Shopton Road frontage, in accordance with NCDOT Standards.
3. Revise the site plan by including a detail showing the roadway transition from the new public Local Industrial Street Cross Section, U-06, to the existing cross section of the privately owned Pinecrest Drive. Please include dimensions in this detail.
4. Revise the site plan and conditional note 3.F to "Petitioner shall dedicate 85-feet of right-of-way, as generally depicted on the site plan, for the future Shopton Road Extension CTP Alignment."

REQUESTED TECHNICAL REVISIONS

Site and Building Design

5. Do not label this (20' buffer along Pinecrest) as a buffer, otherwise landscaping will be required. label as a 20' setback in all locations please.

Environment

6. Add the following note: "Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967