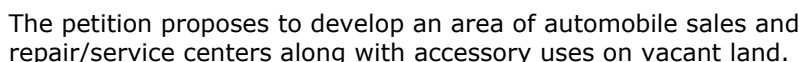




Current Zoning: R-4 (single family residential)  
Proposed Zoning: I-1(CD) (light industrial, conditional)

Approximately 15.2 acres bound by the east side of Old Statesville Road, the south side of Eastfield Road, and north of Interstate 485.



## Justin Maxwell, EMH&amp;T

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

- This petition proposes an expansion of the existing car dealership located on the other side of Old Statesville Road.
- While inconsistent with the area plan's recommendation for office use, the proposed development would be consistent with the land uses surrounding the site.
- The petition commits to increasing pedestrian access and mobility into and around the site by proposing a 12-foot shared-use path

and an 8-foot planting strip along Statesville road, and a 6-foot sidewalk and an 8-foot planting strip along Eastfield Drive.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan (2008)*, from Office to Light Industrial for the site.

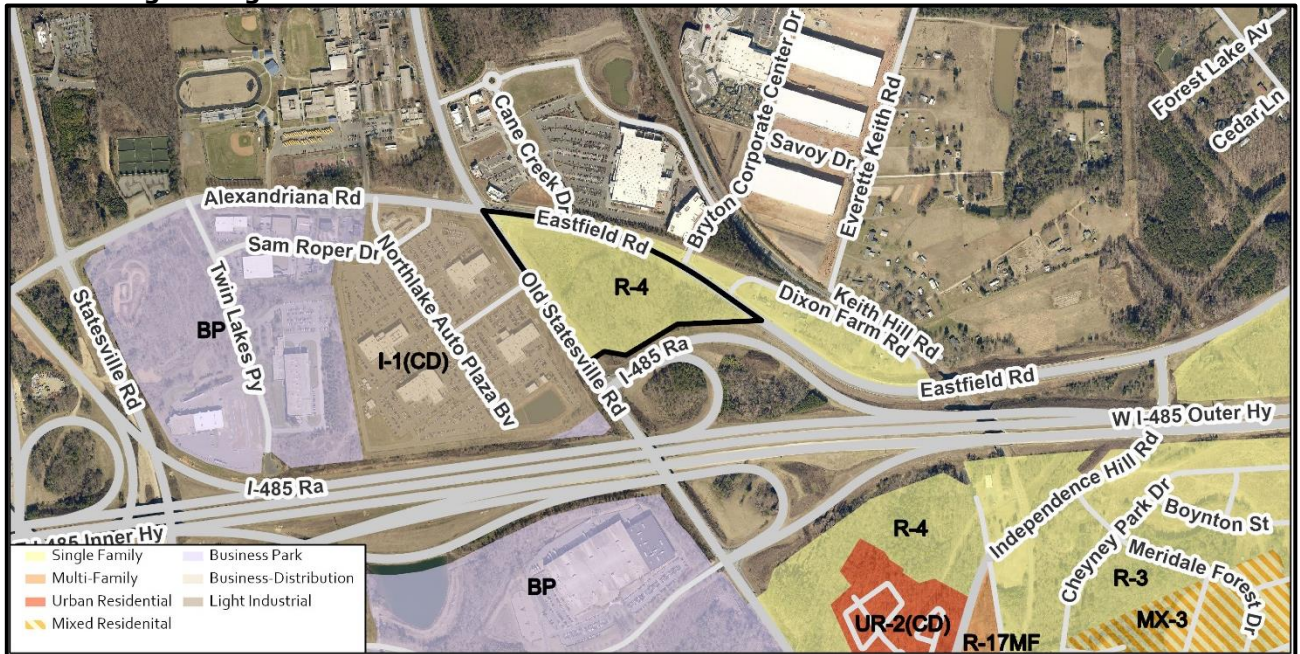
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 3 automobile sales and service centers.
- Limits the size of the largest building to 80,000-square feet.
- Limits a car wash to customers and staff.
- Prohibits encroachment into Interstate 485 ramp for car display.
- Commits to a 12-foot shared-use path and an 8-foot planting strip along Statesville road, and a 6-foot sidewalk and an 8-foot planting strip along Eastfield Drive.
- Provides access to the site with connections to Old Statesville Road and Eastfield Road.

### • Existing Zoning and Land Use

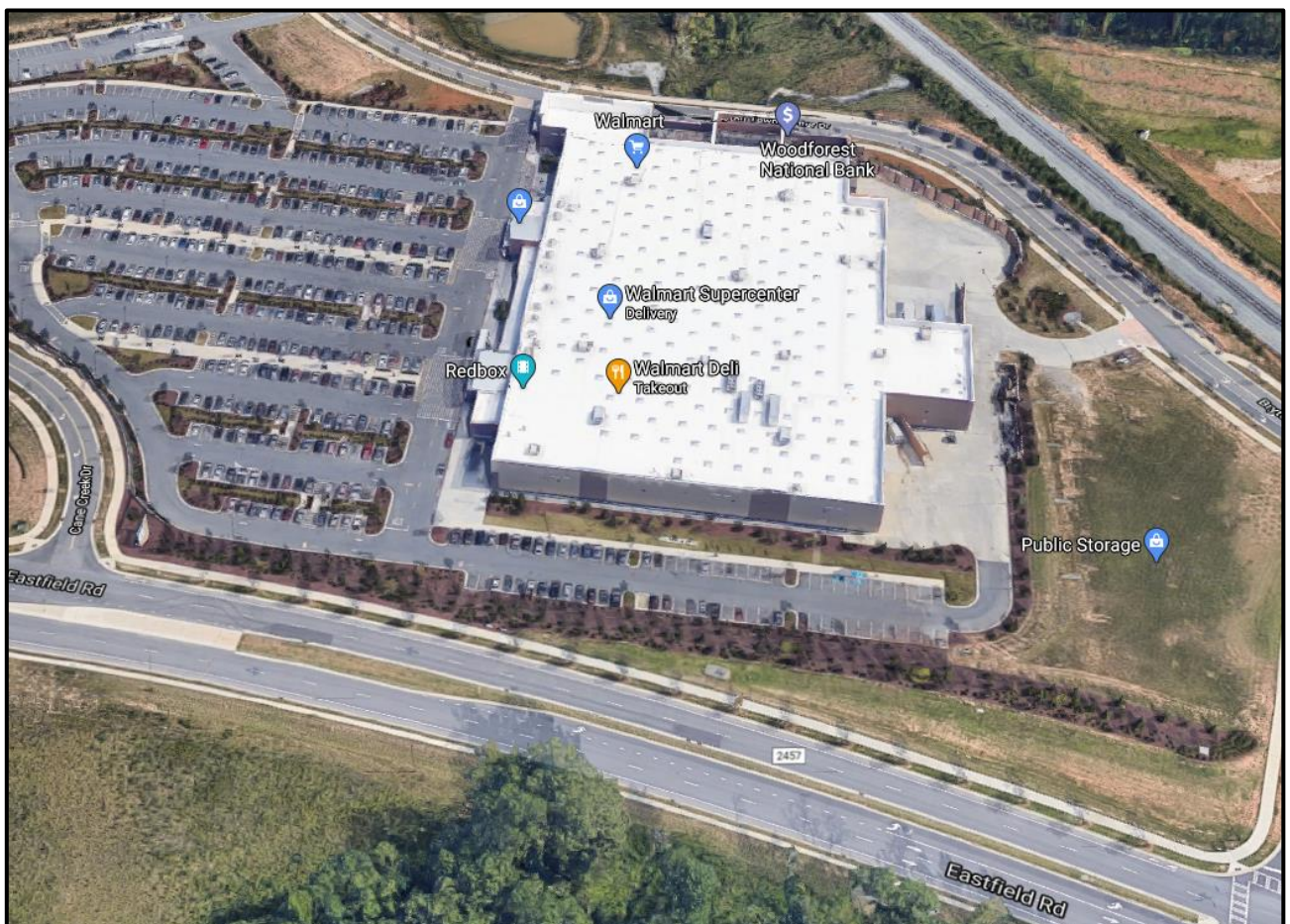


The subject property is vacant. The surrounding land uses include automobile sales and service centers, retail, commercial, schools, and single-family homes.





The subject property is denoted by a red star.



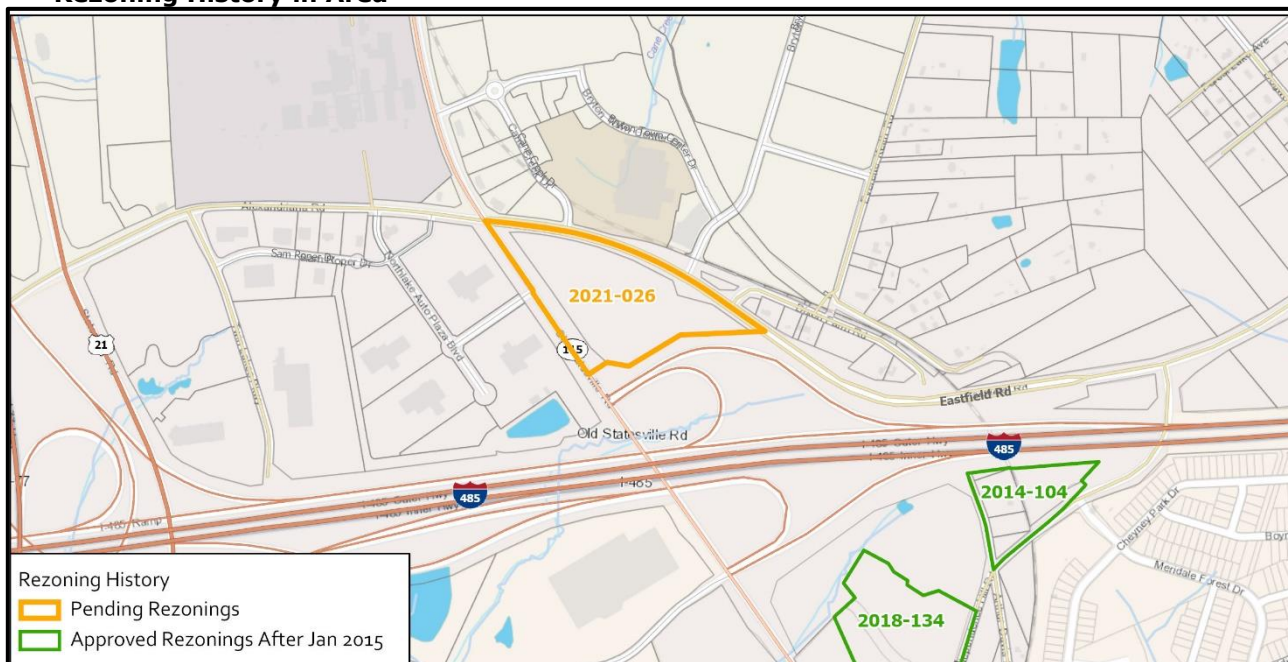
The property to the north along Eastfield Road is developed with a Walmart shopping center.





The property to the southwest along Old Statesville Road is developed with a Hendrick automobile sales and service centers.

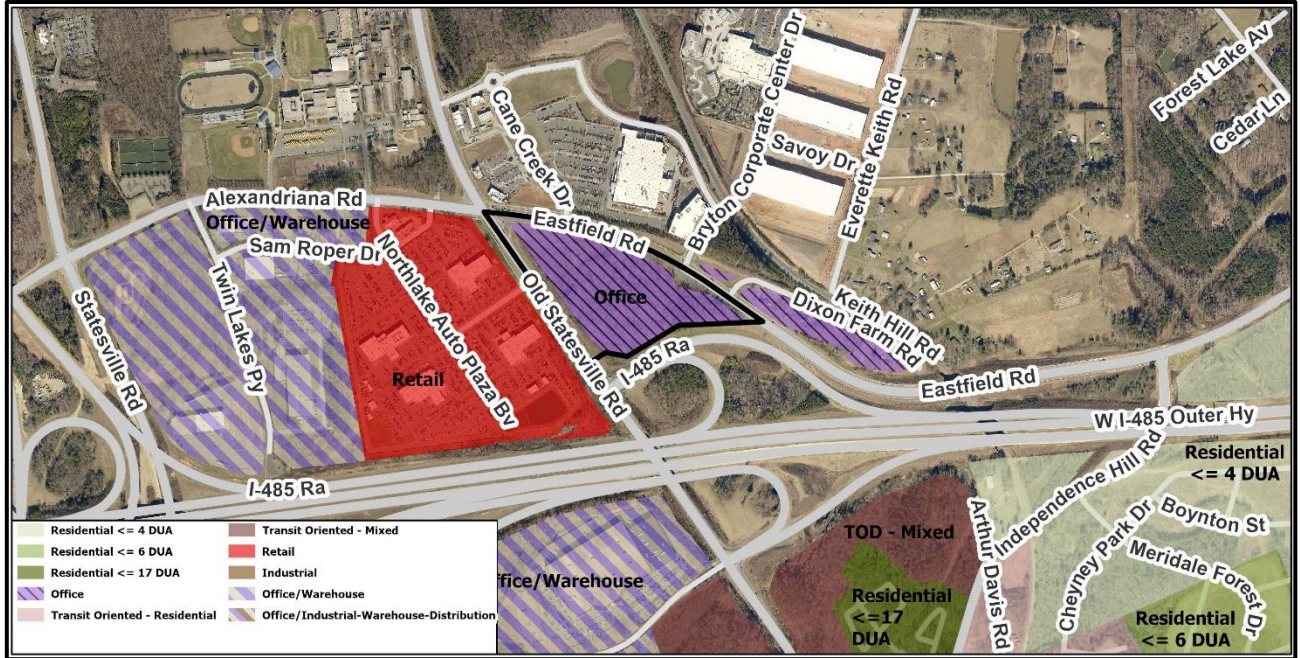
- **Rezoning History in Area**





Petition Number	Summary of Petition	Status
2014-104	Rezoned 6.77 acres to establish City of Charlotte zoning for five tax parcels that were previously in the zoning jurisdiction of the Town of Huntersville.	Approved
2018-134	Rezoned 20.03 acres to allow up to 335 multi-family units.	Approved

• **Public Plans and Policies**



- The *Northlake Area Plan (2008)* calls for Office for this site.

• **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare road (Old Statesville Road) and Eastfield Road (State-maintained, Minor Thoroughfare). The site abuts the I-485 Interchange, which is located to the south of this site. The TIS was approved on March 17, 2021 and requires turn lane improvements at the intersections of Old Statesville Road & Eastfield Road/Alexandriana Road and Eastfield Road & Bryon Corporate Center Drive/Site Access 1. Additionally, there will be required improvements along Old Statesville Road at Site Access 2 and Eastfield Road at Site Access 3. Lastly, in accordance with the City's WALKS and BIKES policies, the petitioner will construct a 12-foot shared-use path along Old Statesville Road, and will dedicate a sidewalk utility easement for a future shared-use path to be constructed by others on Eastfield Road. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to incorporating additional conditional notes regarding right-of-way dedication and transportation improvement phasing commitments. Further details are listed below.

- **Active Projects:**

- Old Statesville Rd (NC 115) Widening – Harris Blvd to I-485
- NCDOT State Transportation Improvement Program (STIP) Project# U-5772
- Right-of-way Acquisition in 2029 (Construction Year undetermined)

• **Transportation Considerations**

- See Outstanding Issues, Notes 4-5.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 870 trips per day (based on 82 single family dwellings).

Proposed Zoning: 2,265 trips per day (based on 80,000 square-foot of automobile sales).

**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](http://www.rezoning.org)
- **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 Alexandria Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 600 feet north of the rezoning boundary on Bryton Corporate Center Drive. A developer donated project will be required in cases there is not direct service. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See Outstanding Issues, Note 6. Addressed
- **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.

**OUTSTANDING ISSUES**Transportation

1. ~~Old Statesville Road: The future location of curb and gutter needs to be installed at the existing edge of pavement, per Chapter 19-174 of the City Code.~~ Addressed
2. ~~Please include the transportation improvements, established in the TIS, in the conditional notes. Additionally, revise the site plan to reflect these transportation improvements at the relative intersections and site accesses.~~ Addressed

Table A - Recommended Improvements	
Intersection	Recommendations
Old Statesville Road at Eastfield Road / Alexandriana Road	<ul style="list-style-type: none"> <li>• Provide a northbound right turn lane on Old Statesville Road with 200 feet of storage and appropriate taper</li> <li>• Extend westbound left turn lane on Eastfield Road by an additional 300 feet of storage</li> </ul>
Old Statesville Road at I-485 Outer Loop Ramps	<ul style="list-style-type: none"> <li>• No improvements recommended</li> </ul>
Old Statesville Road at I-485 Inner Loop Ramps / Vance Davis Drive	<ul style="list-style-type: none"> <li>• No improvements recommended</li> </ul>
Eastfield Road at Bryton Corporate Center Drive / Site Access 1	<ul style="list-style-type: none"> <li>• Provide northbound left turn lane on proposed Site Access with 200 feet of storage and appropriate taper</li> <li>• Provide an eastbound right turn lane on Eastfield Road with 100 feet of storage and appropriate taper</li> <li>• Modify traffic signal accordingly</li> <li>• Design site access according to NCDOT standards</li> </ul>
Old Statesville Road at Site Access 2	<ul style="list-style-type: none"> <li>• Provide a northbound right turn lane on Old Statesville Road with 125 feet of storage and appropriate taper</li> <li>• Design site access according with NCDOT standards</li> </ul>
Eastfield Road at Site Access 3 (Option B Only)	<ul style="list-style-type: none"> <li>• Provide an eastbound right turn lane on Eastfield Road with 100 feet of storage and appropriate taper</li> <li>• Design site access according with NCDOT standards</li> </ul>

- ~~3. Revise the site plan by changing the "Public Access Easement" call out, along Eastfield Road, to "Sidewalk Utility Easement".~~ Addressed
  4. A site plan note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2-foot behind back of sidewalk where feasible. The site plan shall label and dimension the proposed right-of-way to be dedicated from the road centerline. Outstanding
  5. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes. Outstanding
- Environment
- ~~6. Revise site plan note 5b. to state: Tree save areas will be provided or mitigated for in accordance with the City of Charlotte Tree Ordinance.~~ Addressed
  - ~~7. Revise site plan to show that the required buffer cannot be reduced with a fence.~~ Addressed

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

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