**Rezoning Petition 2017-001  
Pre-Hearing Staff Analysis**

December 19, 2016

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| **REQUEST** | Current Zoning: I-1 (light industrial)  Proposed Zoning: I-2 (general industrial) |
| **LOCATION** | Approximately 11.9 acres located on the south side of Spector Drive near the intersection of Statesville Road and Spector Drive  (Council District 2 - Austin) |
| **SUMMARY OF PETITION** | The petition proposes to allow all uses in the I-2 (general industrial) district on the subject parcel, developed with a warehouse/truck terminal and associated truck service garage and office, in the industrial area on the west side of Statesville Road north of Sunset Road. |
| **PROPERTY OWNER** | Mecklenburg County |
| **PETITIONER** | Epes Transport System, Inc. |
| **AGENT/REPRESENTATIVE** | John M. Phillips |
| **COMMUNITY MEETING** | Meeting is not required. |

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| **STAFF**  **RECOMMENDATION** | Staff recommends approval of this petition.  Plan Consistency  The petition is consistent with the *Northeast District Plan* recommendation for industrial land uses.  Rationale for Recommendation   * The petition allows all uses in in the I-2 (general industrial) district. * The site is located in an area with industrial and intense government/institutional uses. * There are no residential land uses in the immediate area. |

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| **PLANNING STAFF REVIEW** |
| * **Proposed Request Details** |
| This is a conventional rezoning petition with no associated site plan. |
| * The petition allows all uses in the I-2 (general industrial) district. |
| * **Existing Zoning and Land Use** |
| * The site is currently zoned I-1 (light industrial) and developed with a warehouse/truck terminal, truck service garage and associated office. * Explain surrounding land uses and zoning. * See “Rezoning Map” for existing zoning in the area. |
| * **Rezoning History in Area** |
| * Choose an item. **OR** Petition xxxx-xxx rezoning property located at … from x to y… |
| * + **Public Plans and Policies** |
| |  | | --- | | * + - (What does the plan call for? Do not say if the request is consistent/inconsistent with the plan) | | * The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to x dwellings per acre as illustrated in the table below. |  |  |  | | --- | --- | | **Assessment Criteria** | **Density Category – up to XXX dua** | | Meeting with Staff |  | | Sewer and Water Availability |  | | Land Use Accessibility |  | | Connectivity Analysis |  | | Road Network Evaluation |  | | Design Guidelines |  | | Other Opportunities or Constraints | NA | | **Minimum Points Needed: 11** | **Total Points: 12** |  |  | | --- | | * *General Development Policies-Environment* | |
| * **TRANSPORTATION CONSIDERATIONS** |
| * See XXX Issues, Note X. |
| * **Vehicle Trip Generation:** |
| Current Zoning: |
| Existing Use: XX trips per day (based on XXX). |
| Entitlement: XX trips per day (based on XXX). |
| Proposed Zoning: XX trips per day (based on XXX). |

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| **DEPARTMENT COMMENTS** (see full department reports online) |
| * **Charlotte Area Transit System:** Choose an item. |
| * **Charlotte Department of Neighborhood & Business Services:** Choose an item. |
| * **Charlotte Department of Solid Waste Services:** Choose an item. Optional. |
| * **Charlotte-Douglas International Airport:** Choose an item. Optional. |
| * **Charlotte Fire Department:** Choose an item. |
| * **Charlotte-Mecklenburg Historic Landmarks:** Choose an item. Optional. |
| * **Charlotte-Mecklenburg Police Department:** Choose an item. Optional. |
| * **Charlotte-Mecklenburg Schools:** Choose an item. **OR** The development allowed under the existing zoning would generate XX students, while the development allowed under the proposed zoning will produce XX students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is XX students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows: * Name of school (generally one for elementary, middle and high school) and percentages * McAlpine Elementary from 87% to 87% * South Charlotte Middle from 100% to 100% * South Mecklenburg High from 138% to 138%. |
| * **Charlotte-Mecklenburg Storm Water Services:** Choose an item. |
| * **Charlotte Water:** Choose an item. Optional. |
| * **Engineering and Property Management:** Choose an item. Optional. |
| * **Mecklenburg County Land Use and Environmental Services Agency:** Choose an item. |
| * **Mecklenburg County Parks and Recreation Department:** Choose an item. |

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| OUTSTANDING ISSUES |
| Choose an item.  Choose an item.  Choose an item.  Choose an item. |
| REQUESTED TECHNICAL REVISIONS |
| Choose an item.  Choose an item.  Choose an item.  Choose an item. |

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| **Attachments Online at www.rezoning.org** |
| * Application |
| * Site Plan |
| * Locator Map |
| * Community Meeting Report |
| * Department Comments |
| * Charlotte Area Transit System Review |
| * Charlotte Department of Neighborhood & Business Services Review |
| * Charlotte Department of Solid Waste Services Review |
| * Charlotte-Douglas International Airport Review |
| * Charlotte Fire Department Review |
| * Charlotte-Mecklenburg Historic Landmarks Review |
| * Charlotte-Mecklenburg Police Department Review |
| * Charlotte-Mecklenburg Schools Review |
| * Charlotte-Mecklenburg Storm Water Services Review |
| * Charlotte Water Review |
| * Engineering and Property Management Review |
| * Mecklenburg County Land Use and Environmental Services Agency Review |
| * Mecklenburg County Parks and Recreation Review |
| * Transportation Review |

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| **Planner:** Choose an item. |

**Additional Considerations from Area Planners, Urban Designers, and Subdivision (below):**

* **Area Planners (Your name)**
  + **No issues?**
* **Urban Designers (Your name)**
  + **No issues?**
* **Subdivision (Your name)**
  + **No issues?**