

**\*PRE-HEARING STAFF ANALYSIS\***

**Rezoning Petition No. 2008-047**

**Property Owner:** R & Y Solutions, LLC

**Petitioner:** R & Y Solutions, LLC

**Location:** Approximately 2.58 acres located on the south side of Wilkinson Boulevard between Donald Ross and Ashley Roads

**Center, Corridor, or Wedge:** Corridor

**Request:** I-2, general industrial to I-1, light industrial

**Summary**

This conventional rezoning request is to allow uses in the I-1 district. Currently, there is a 16,800 square-foot warehouse on the site used for auto and truck repair.

**Consistency and Conclusion**

The request is consistent with the *Central District Plan*, which recommends office and industrial uses on this site, but is inconsistent with the *GDP Transit Station Area Principles*, which call for establishing a mix of walkable transit-supportive land uses.

However, the proposed rezoning is for a parcel with no direct frontage on Wilkinson Boulevard, and it will facilitate use of the property by a continuing owner/occupant for a reasonable extension of their existing business. As such, it is appropriate for approval.

**Existing Zoning and Land Use**

The site is surrounded by light industrial, commercial/business uses, office uses and vacant acreage on properties zoned I-1, I-2, CC, B-1, and B-2.

**Rezoning History in Area**

There have been three rezonings in the immediate area since 2004 to accommodate Wal-Mart, the Charlotte Metro Credit Union, and multi-family residential development.

## **Public Plans and Policies**

The request is consistent with the *Central District Plan*, which recommends office and industrial uses on this site, but is inconsistent with the *GDP Transit Station Area Principles*, which call for establishing a mix of walkable transit-supportive land uses.

The property is in proximity to Wilkinson Boulevard, which is the expected route of the West Corridor Transit line. The plan adopted by the Metropolitan Transit Commission's *2030 Transit Corridor System Plan* calls for a future streetcar line on Wilkinson Boulevard. CATS is in the process of establishing enhanced Rapid Bus service along the route, extending from the Center City to the airport. A station location is planned at Wilkinson Blvd. and Ashley Road. Because of its proximity to a transit station location, the *Transit Station Area Principles* adopted by City Council in November 2001 as a part of the *General Development Policies* are relevant. The policies encourage a dense pedestrian-friendly development in proximity to planned stations.

## **Proposed Request Details**

This is a conventional rezoning request to allow uses in the I-1 district. Currently, there is a 16,800 square-foot warehouse on the site used for auto and truck repair.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** Charlotte Department of Transportation (CDOT) has reviewed the petition and notes that as currently zoned the site could generate approximately 20 trips per day. Under the proposed zoning the site could generate approximately 135 trips a day, which will have a minor impact on the surrounding thoroughfare system. CDOT has submitted the following comments:

- Because this parcel's frontage on Wilkinson Boulevard is too narrow to accommodate a commercial driveway meeting minimum standards, the site's current access is via existing driveways on adjacent properties. Any future driveway permits for this site will require copies of recorded access easements from the adjacent property owners as a condition of approval.
- It is recommended that cross access easements internal to the site be obtained from adjacent property owners to the east and west to provide inter-connectivity so that access between uses will not require unnecessary use of Wilkinson Boulevard.

**CATS.** Charlotte Area Transit System (CATS) has not submitted comments on this petition.

**Connectivity.** The site currently has access onto Wilkinson Boulevard via existing driveways.

**Storm Water.** Charlotte-Mecklenburg Storm Water Services (SWS) notes downstream complaints consisting of flooding and erosion, and that this site drains to a stream listed as impaired by the NC Division of Water Quality.

**LUESA.** Mecklenburg County Land Use and Environmental Services Agency (LUESA) has submitted comments regarding asbestos Notification of Demolition and Renovation and Solid Waste Management Plan.

**School Information.** This non-residential petition will not impact schools.

### **Outstanding Issues**

**Land Use.** The request is consistent with the *Central District Plan*, which recommends office and industrial uses on this site, but is inconsistent with the *GDP Transit Station Area Principles*, which call for establishing a mix of walkable transit-supportive land uses. However, the proposed rezoning is for a parcel with no direct frontage on Wilkinson Boulevard, and it will facilitate use of the property by a continuing owner/occupant for a reasonable extension of their existing business. As such, it is appropriate.

**Site plan.** This is a conventional rezoning request with no site plan.