

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-048

Property Owner: OMHR Properties, LLC and Watson Enterprises of the Carolinas, LLC

Petitioner: DTJT Properties, LLC

Location: Approximately 12.19 acres located south of Old Mount Holly Road, along the west side of Aqua Chem Drive.

Center, Corridor, or Wedge: Center

Request: I-1 (CD), light industrial conditional to I-2 (CD), general industrial conditional

Summary

This petition proposes to rezone approximately 12.19 acres to allow the development of all uses permitted in the I-1 plus truck terminals and truck parking.

Consistency and Conclusion

This petition is consistent with the *Northwest District Plan* and is considered appropriate for approval.

Existing Zoning and Land Use

The properties to the east are zoned I-1 (CD) and I-2 (CD) and are undeveloped. The properties to the south and west are zoned R-4 and R-5 and are either vacant or residential in use. The property to the north is zoned I-1 (CD) and is a warehouse.

Rezoning History in Area

The property to the east is proposed to be rezoned from I-1 (CD) to I-2 (CD) by petition 2008-036. The public hearing is scheduled for March 2008. The property on the northeast corner of Aqua Chem Drive and Old Mount Holly Road was rezoned from I-1 (CD) to I-2 (CD) in January 2008. No other rezonings have occurred in the immediate area in the past five (5) years.

Public Plans and Policies

The *Northwest District Plan* (adopted 1990) recommends industrial land uses for the subject locations.

The *Westside Strategic Plan* (adopted 2000) does not include specific land uses for property.

Proposed Request Details

The site is composed of two tax parcels. The site plan shows two existing buildings and limits the maximum building square footage to 15,000. The northern parcel notes the following items as existing: driveway, a 28-foot sliding gate with a 20-foot setback, gravel parking a 4,200 square foot modular office building, a 2,500 square foot storage building, 25 parking spaces, a storm water detention basin with screening. The southern parcel is a proposed gravel area with chain link fence and buffers.

Public Infrastructure

Traffic Impact / CDOT Comments. Consistency with Transportation Action Plan (TAP):

The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Center and appears to support the Centers, Corridors and Wedges land use strategy as increased industrial activity within a Center.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians, and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 630 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 85 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT has the following specific comments that are critical to their support of the rezoning petition:

- The proposed driveway to Aqua Chem Drive needs to be paved for a distance of 100 feet from the back-of-curb.
- To eliminate the conflict of bumper overhang with pedestrians on sidewalks along parking areas, a 7-foot wide concrete sidewalk or a combination of a 5-foot sidewalk/2-foot planting strip needs to be provided from the front of the parking spaces. The CLDSM detail number 50.09B needs to be referenced for the 90 degree parking space design.
- Along Melynda Road, the petitioner needs to provide new curb and gutter, an 8' planting strip and 5' sidewalk.
- As shown on the site plan, there is an existing gate at the driveway entrance to Aqua Chem Drive. The gates must open and be recessed into the site a sufficient distance to store an entering vehicle without encroachment into the right-of-way or setback. This distance measured between the gates and the right-of-way is dependent on the length of the largest truck accessing the site and will be reviewed during the building/driveway permit process.

CATS. CATS did not comment on this petition.

Storm Water. Storm Water comments have been addressed.

School Information. This petition will not impact the school system.

Outstanding Issues

Land Use. The proposed land use is consistent with the adopted plans and is appropriate for approval.

Site plan. There are no outstanding site plan issues associated with this petition.