

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -089

Property Owner: Patriot Conti Charlotte, LLC

Petitioner: Patriot Conti Charlotte, LLC

Location: Approximately 6.97 acres located on the east side of Continental Boulevard, south of Pioneer Avenue.

Center, Corridor, or Wedge: Corridor

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

Summary

This petition proposes to rezone approximately 6.97 acres located on the east side of Continental Boulevard, south of Pioneer Avenue from I-2, general industrial to I-1 light industrial to allow the development and expansion of the current office building.

Consistency and Conclusion

The proposal is consistent with the *Southwest District Plan* which recommends industrial development for the subject parcel. This petition is considered appropriate for approval.

Existing Zoning and Land Use

The subject parcel is zoned I-2 developed with an industrial use. The surrounding properties are all zoned I-2 and developed with various industrial uses.

Rezoning History in Area

The most recent rezoning in the area was for Thomas Henson for the property to the north of the petitioned site. The property was rezoned in 2007 under petition 2007-021 from MUDD-O to MUDD-O S.P.A. for addition signage for Ayrley Town Village development.

Public Plans and Policies

The Southwest District Plan (1993) *The Southwest District Plan* recommends industrial uses at this location.

Proposed Request Details

There is no site plan with this conventional request.

Public Infrastructure

Traffic Impact / CDOT Comments. With the array of uses allowed in I-1 and I-2 zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site and its proximity to the good street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.

CATS. Did not comment on this petition.

Connectivity. Connectivity is not an issue on this site.

Storm Water. No downstream complaints are observed.

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

Outstanding Issues

Land Use. This request is consistent with *The Southwest District Plan*, which recommends industrial uses at this location.

Site plan. There is no site plan associated with this conventional request.