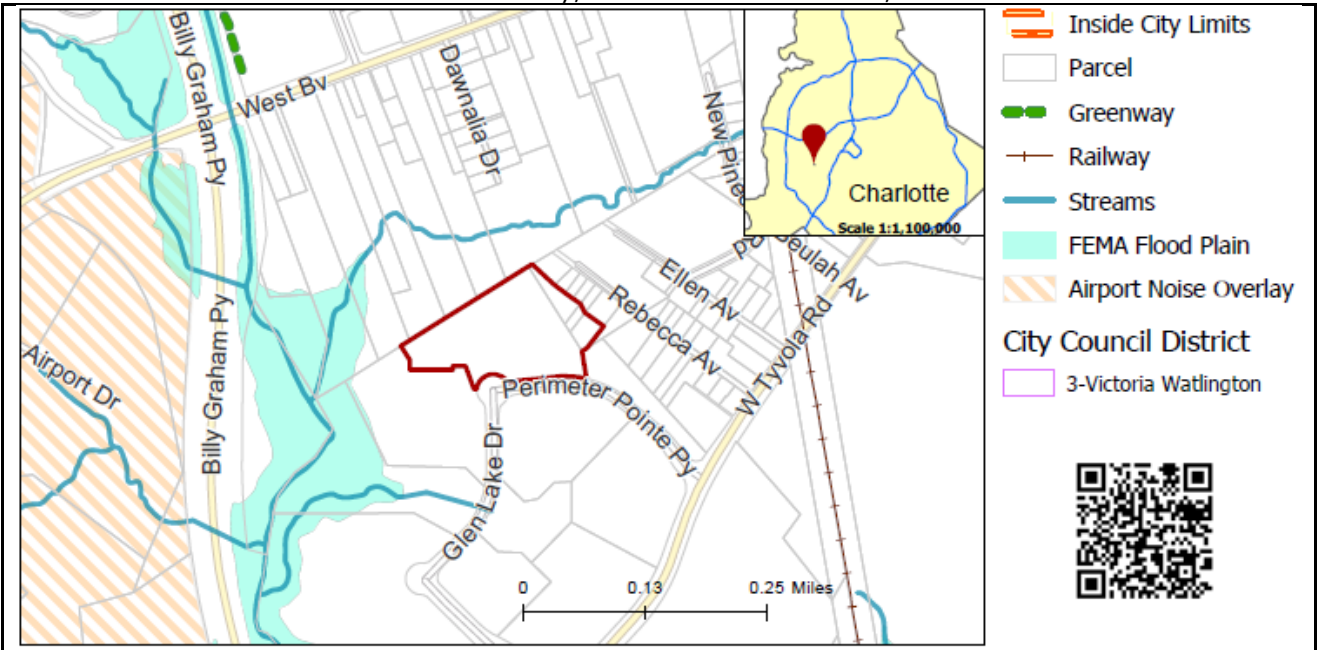


REQUEST

Current Zoning: I-1(CD) (light industrial, conditional) and R-22MF (multifamily residential)
Proposed Zoning: I-1(CD) (light industrial, conditional) and I-1(CD) SPA (light industrial, conditional, site plan amendment)

LOCATION

Approximately 9.54 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the I-1 zoning district with the exception of Eating, Drinking, and Entertainment Establishments (EDEE) with accessory drive-through uses. The petition would allow a portion of the entitlements remaining from Rezoning Petition 1998-125 to be developed.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Lakepointe Corp Center Association, LLC
Childress Klein
Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation.

Plan Consistency

The petition is **consistent** for a majority of the site recommended for light industrial uses, and **inconsistent** for the remaining portion of the site recommended for multi-family use, as per the **Southwest District Plan**.

Rationale for Recommendation

- The proposed site plan while inconsistent with the portion of the site that is recommended for multi-family use, proposes to maintain that area as a buffer.

- The portion of the site that is consistent with the adopted light industrial land use for the site, is within an existing office park.
- The site is located within the Old Coliseum mixed use activity center, as per the *Centers Corridors and Wedges Growth Framework*.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from current recommended multi-family use to light industrial land use for a portion of the site, and remain light industrial for the majority of the site.

PLANNING STAFF REVIEW

• **Background**

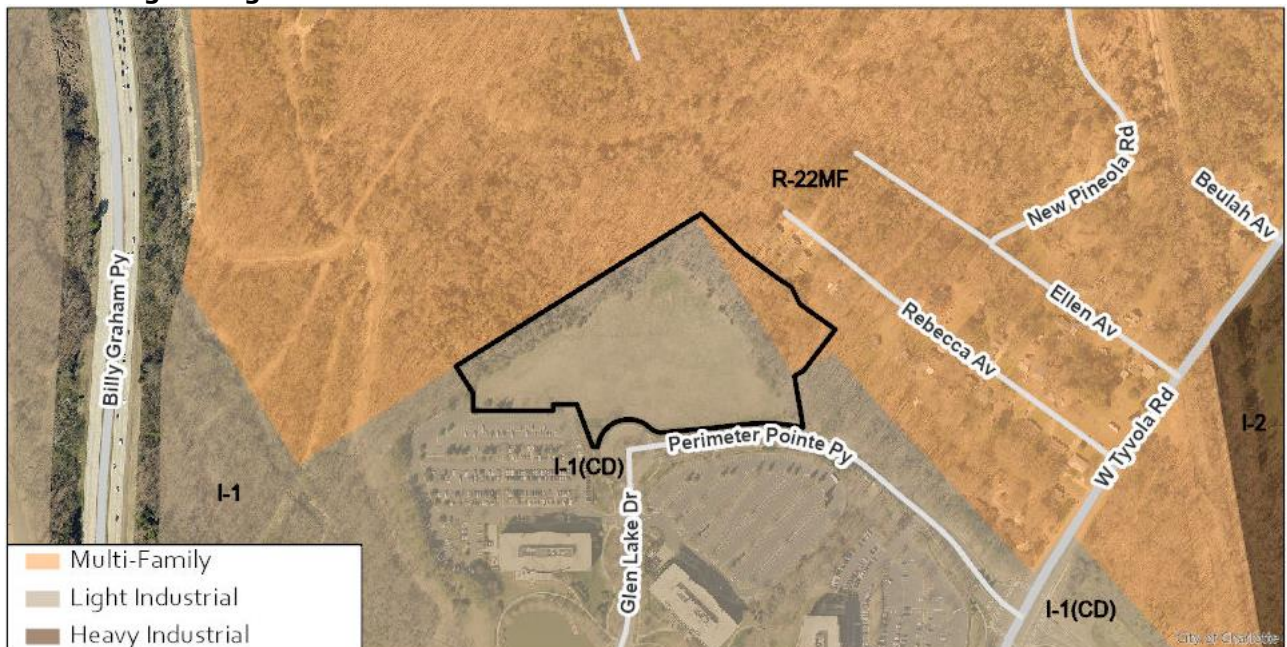
- Rezoning Petition 1998-125 established I-1(CD) zoning for the site and implied that an office building and associated parking would be developed on the site.

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for all uses permitted in the I-1 district except for EDEE with accessory drive-thrus.
- Limits retail and EDEE uses to the ground floor of the building(s).
- Allows for a portion of the remaining entitlements from Rezoning Petition 1998-125 to be developed. A total of 1,065,619 of 1,900,000 has been developed thus far.
- Establishes that access to the site will be from Perimeter Pointe Parkway only. There will be no access to the site from Rebecca Avenue.
- Commits to providing an 8’ planting strip and 6’ sidewalk along Perimeter Pointe Parkway and a permanent sidewalk easement located 2’ behind the back of sidewalk for any sidewalk located outside of right-of-way.
- Provides a 20’ building and parking setback along Perimeter Pointe Parkway and Glen Lake Drive.
- States that the type of buffer, either Class A or Class B, will be determined based on the use constructed on the site.
- Provides for the reduction or removal of the buffer if the adjacent zoning districts change and are no longer required on the site by ordinance.
- Prohibits billboards on the site.
- Commits to lighting standards including full cut-off type fixtures and capped, downwardly directed decorative lighting.
- Commits to constructing an ADA compliant bus waiting pad on Perimeter Pointe Parkway.

• **Existing Zoning and Land Use**



The site was rezoned in 1998 (petition 1998-125) as a part of the Lakepointe Corporate Center. The subject property is undeveloped, vacant land and is surrounded by office, single family, and vacant wooded properties.



The subject property is cleared, undeveloped land. The site is marked with a red star.



The properties to the north are wooded, undeveloped land. The site is marked with a red star.



The properties to the east are developed with single family homes.

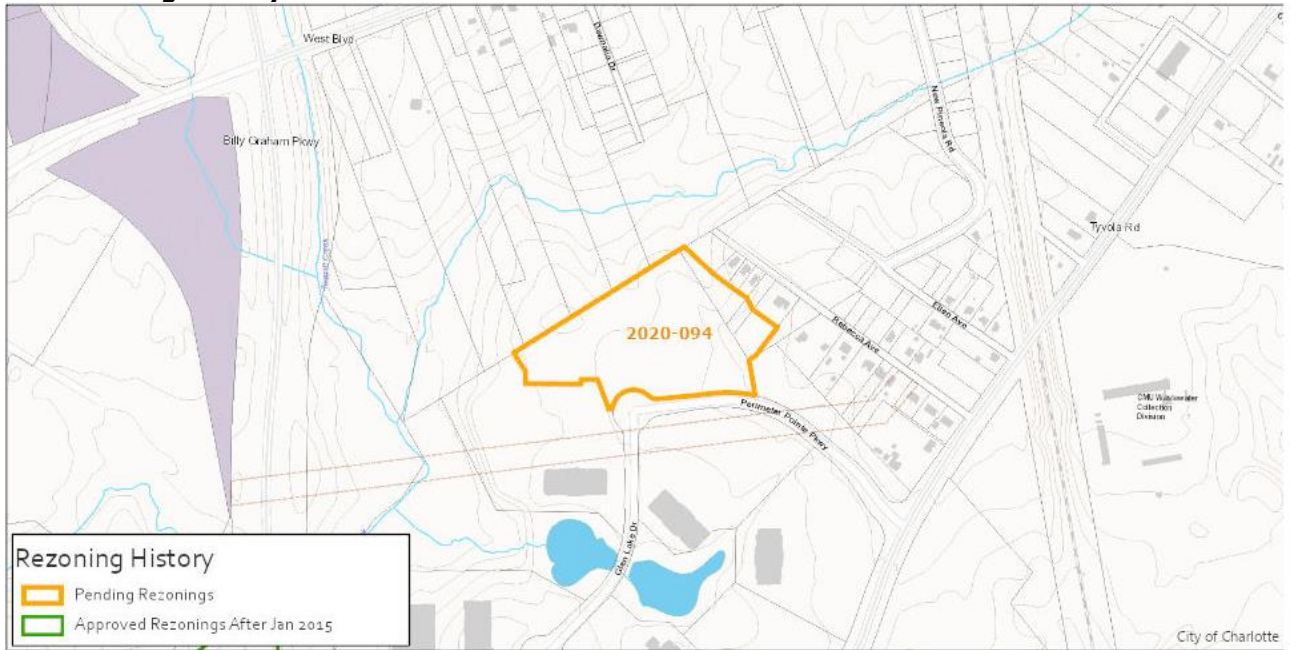


The properties to the south are developed with office uses.



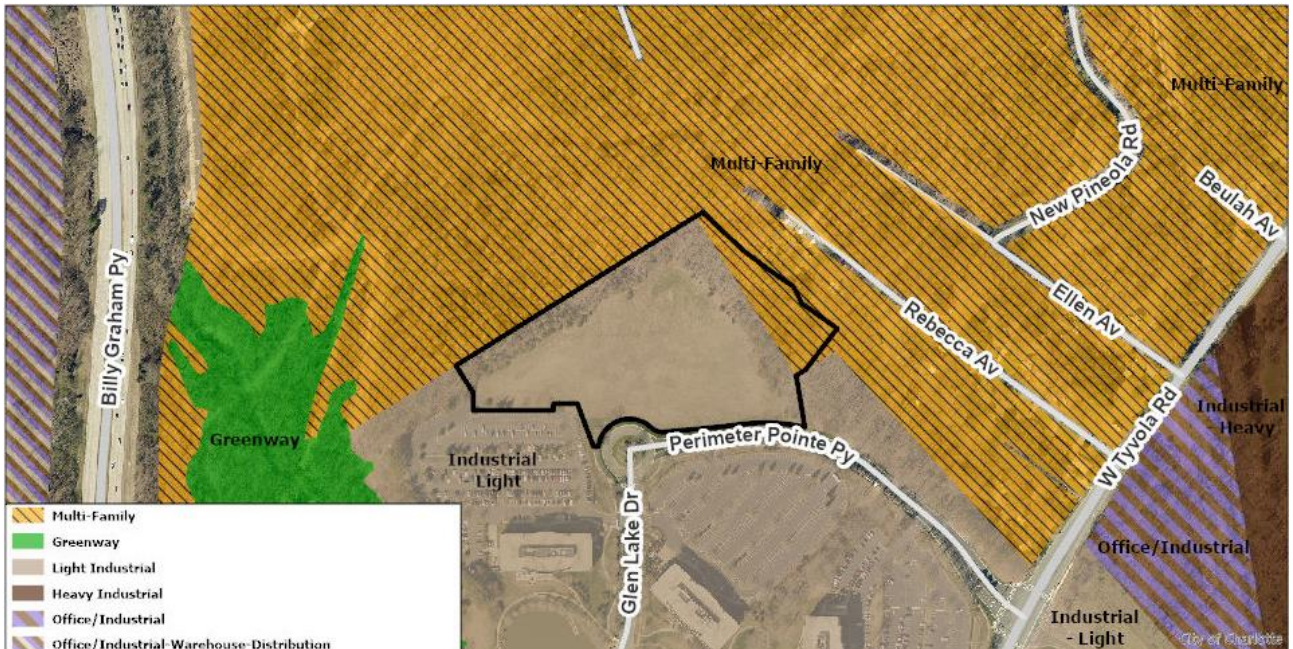
The property to the west is developed with office uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
There are no recently approved rezonings in the vicinity.		

• **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends light industrial for the majority of the site (shaded in brown) and multi-family residential for the remainder of the site (shaded in orange).

• **TRANSPORTATION SUMMARY**

- This site is located within Route 4, at the corner of Glen Lake Drive and Perimeter Pointe Parkway, both of which are city-maintained local streets. Additionally, this site is located inside a The Old Coliseum Mixed-Use Activity Center within the limits of Westside Strategy Plan Study Area.
- **Active Projects:**
 - There are no active projects within the immediate project vicinity.

- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-4
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 325 trips per day (based on 82,500 SF warehouse and 28 apartments).
 - Proposed Zoning: 200 trips per day (based on 95,400 SF warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at 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 Perimeter Point Place. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located Perimeter Point Place. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No comments submitted.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan and conditional note(s) to commit to construct an 8-ft planting strip, and 6-ft sidewalk on Perimeter Pointe Parkway as per Charlotte WALKS. This sidewalk need to tie into the existing network at the adjacent parcel, 14306125, and extend to the curb ramp at Tyvola Road. Label and dimension both items from the back of curb and gutter and road centerline. **CDOT strongly suggests the 8-foot planting strip and sidewalk be extended east, along Perimeter Pointe Parkway, to the existing curb ramp at Tyvola Road. The adjacent, undeveloped, parcel is listed as common open space, in the Mecklenburg County Tax Records, for the Lake Pointe Corporate Center and is not subject to further development. OUTSTANDING**
2. ~~Revise the site plan and conditional note(s) to clarify access point(s). The petitioner should have at least one access point that stems off the roundabout, creating the third leg. Turning movements should be performed to ensure the roundabout may function for the petitioner's design vehicles. ADDRESSED~~
3. ~~Add a conditional note to clarify these turning movements will be shown during the permitting process. ADDRESSED~~
4. ~~Revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes. ADDRESSED~~

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704-353-1908)