



DATE: June 19, 2018

CASE #: Z-14-18

DESCRIPTION: Zoning Map Amendment
City of Concord Heavy Industrial (I-2) to City of Concord Light Industrial (I-1)

APPLICANT/OWNER: Brent Raymer

LOCATION: 4312 Republic Ct.

PIN#s: PIN: 5601-82-5712

AREA: +/- 1.57 acres

ZONING: City of Concord Heavy Industrial (I-2)

PREPARED BY: Starla Rogers, Sr. Planner

BACKGROUND

The subject property consists of one parcel, comprising approximately .157 acres on the north side of Republic Ct., north of the Hunton Forest single-family residential subdivision, and east of the International Business Park. The applicant seeks a downzoning from Heavy Industrial (I-2) to Light Industrial (I-1) to allow the structure to operate a fitness facility. Should the request be approved, all permitted uses within the I-1 district would be allowed.

HISTORY

The property was annexed into the City on December 31, 1995.

SUMMARY OF REQUEST

The request is to rezone the subject property from Heavy Industrial (I-2) to City of Concord Light Industrial (I-1). According to the applicant, his fitness facility has outgrown his existing building at 4325 Republic Ct. The proposed site, across the street, at 4312 Republic Ct. would better accommodate activities associated with the use. The applicant's existing fitness facility was permitted by issuance of a Special Use Permit in December of 2013. Since that time, the Concord Development Ordinance has been amended to disallow the use in I-2. However fitness facilities are still permitted under I-1, by right. Therefore, in order to relocate his business, the applicant has requested a downzoning to I-1. Although the use is permitted by right, there are supplemental regulations that must be met. Those regulations are as follows:

P. INDOOR RECREATION

1. Only one indoor recreation facility (go-kart or fitness/martial arts) shall be permitted per Combined Development and shall be located inside the structure adjacent to the primary entrance road.

The building is not located within a combined development and therefore does not have any conflict with the supplemental regulations.

Property to the north of the subject area parcel is zoned I-2 (Heavy Industrial) and is utilized as such. Property to the south and east is zoned I-2 (Heavy Industrial) and RV-CD (Residential Village Conditional District). Property uses include various industrial facilities as well as the Hunton Forest single family subdivision. Property to the west is also zoned I-2 (Heavy Industrial) and is part of the International Business Park.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
I-2 (Heavy Industrial)	North	I-2	Industrial Structure – Vacant	North	Sysco Industrial
	South	I-2 & RV-CD		South	Various Industrial (Automotive/Construction/ & Fitness Facility – Hunton Forest Subdivision
	East	I-2 & RV-CD		East	Vehicle Storage/Transport
	West	I-2		West	International Business Park

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Industrial/Employment,” for which I-1 is listed as a compatible zoning district.

From the 2030 Land Use Plan:

The intent of the Industrial/Employment (IE) Future Land Use category is to identify those areas that have either already developed as industrial or are suited for additional industrial development due to the presence of infrastructure and access to transportation routes, such as major highways and railroads. These industrial areas should be preserved for employment uses to generate jobs for the community.

Industrial uses have already developed in several areas throughout the community, most of which are light industrial in function and impact. The 2030 Plan identifies the need to protect industrial lands, and to encourage additional growth in industrial/employment uses in designated areas, particularly around Concord Regional Airport, and along I-85 between Pitts School Road and Rocky River. Additionally, some light industrial/employment uses are encouraged to locate in Mixed-Use Districts, depending upon their intensity, as identified earlier in this section.

Policy Guidance for Objectives 4.1 to 4.3:

- *Land Use and Intensity Transitions: Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 1.57 acres.
- The subject property is improved with an approximately 13,500sf single-story industrial metal building.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) because it would allow a less intensive use but would still permit compatible industrial uses should the fitness facility vacate. Additionally, Republic Ct. has an approved street connection to the single-family development to the south, offering a potential neighborhood use in close proximity to the residences.
- The zoning amendment is reasonable and in the public interest because it is consistent with the existing development on the subject property and the adjacent industrial. It would not limit the development of adjacent industrial uses. It also does not permit a use any more intense that could be incompatible with the connected residential neighborhood.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the consistent 2030 Land Use Plan and staff has no objections to the petition.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning, which under the CDO, is “legislative” in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing. As the request is not a “Conditional District” no conditions may be applied.

(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

Brents Raymer
4312 Republic Ct. Concord NC

Owner Name, Address, Telephone Number: _____

B+C Investing LLC - 212 Cobblestone Ln NW

Project Location/Address: 4312 Republic Ct.

P.I.N.: 5601-82-5712

Area of Subject Property (acres or square feet): _____

Lot Width: _____ Lot Depth: _____

Current Zoning Classification: I-2

Proposed Zoning Classification: I-1

Existing Land Use: industrial/vacant

Future Land Use Designation: Industrial/Employment

Surrounding Land Use: North industrial South SF-Residential

East industrial/res. West Industrial

Reason for request: Keep property industrial but permit new less intense uses such as fitness studio

Has a pre-application meeting been held with a staff member? _____

Staff member signature: [Signature] Date: 5/31/18



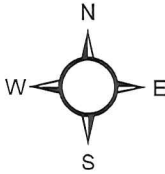
Aerial Map

Z-14-18

Brent Raymer

Rezoning:
I-2 (Heavy Industrial)
to
I-1 (Light Industrial)

4312 Republic Ct. NW



Source: City of Concord
Planning Department

Disclaimer

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Zoning Map

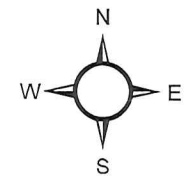
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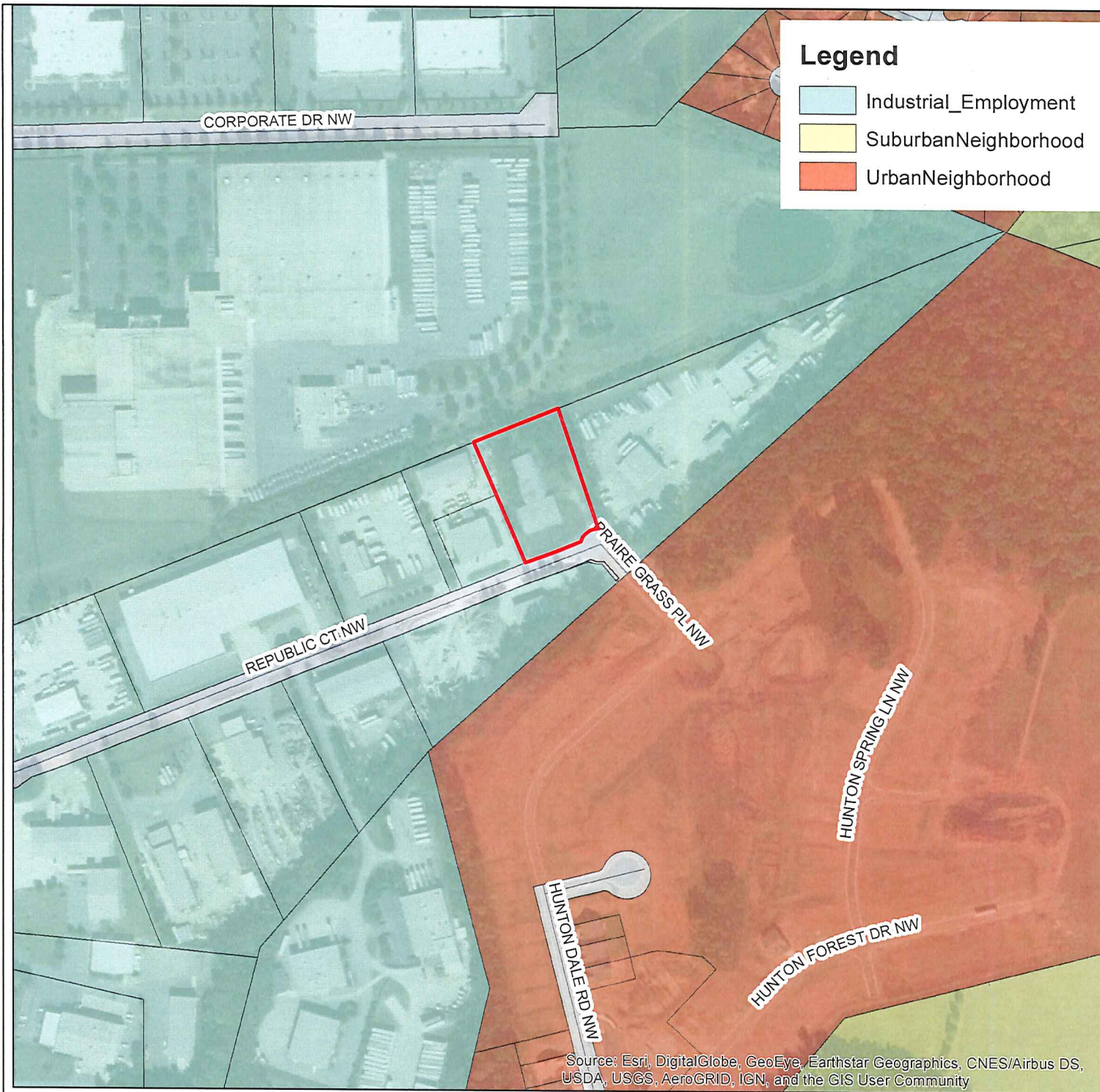
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Legend

- Industrial_Employment
- SuburbanNeighborhood
- UrbanNeighborhood



LUP Map

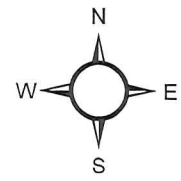
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4312 Republic Ct.

Legend



4312

Google Earth

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7.08 ft

