



**DATE:** January 18, 2022

**REZONING CASE #:** Z-31-21

**ACCELA:** CN-RZZ-2021-00018

**DESCRIPTION:** Zoning Map Amendment  
I-2 (Heavy Industrial) to I-1 (Light Industrial)

**APPLICANT/OWNER:** Mark Hermans, Fortune Ave, LLC

**LOCATION:** 4525 Fortune Ave NW

**PIN#s:** 5601-74-6913

**AREA:** +/- 2.056 acres

**ZONING:** I-2 (Heavy Industrial)

**PREPARED BY:** Brad Lagano, Senior Planner

**BACKGROUND**

The subject property consists of one (1) parcel comprising approximately 2.056 acres at 4525 Fortune Ave NW. The property is currently wooded and vacant.

**HISTORY**

The property was annexed into the City on June 30, 1992 and rezoned to I-2 (Heavy Industrial) at that time.

**SUMMARY OF REQUEST**

The applicant is requesting to rezone the subject property from I-2 (Heavy Industrial) to I-1 (Light Industrial) to increase marketability as flex/industrial space. The properties to the west across International Drive, south, and east are zoned either I-1 or I-2 with Industrial Uses or are wooded, vacant lots. The closest developed property across Trade St to the west is zoned C-2 as is the large undeveloped tract to the north. There is residential development to the northeast that falls under the Residential Village (RV) zoning for single-family homes.

Because the request is for the traditional base zoning of I-1 (Light Industrial) and not a conditional district, all permitted uses with the I-1 (Light Industrial) zoning classification would be allowed on the site.

| 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   |                                  | C-2 (General Commercial)                           | Vacant |
| South  |                        | I-2 (Heavy Industrial)  | South                            | Vacant   |        |
| East   |                        | I-2 (Heavy Industrial), RV (Residential Village)                        | East                             | General Motors Facility, Single-Family Residential |        |
| West   |                        | C-2 (General Commercial), I-1 (Light Industrial), I-2 Heavy Industrial) | West                             | Pregel Manufacturing, Ascendum Heavy Machinery     |        |

**COMPLIANCE WITH 2030 LAND USE PLAN**

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

**From the 2030 Land Use Plan – “Industrial Employment” (IE):**

*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:**

*Objective 1.4: Protect existing and future industrial sites from encroachment of development that would limit their intended uses.*

- *Adjacent Development: Ensure that adjacent development and street networks are designed to safely and compatibly accommodate planned industrial uses and resulting traffic.*

- *Site Development: Limit non-industrial uses to those that are accessory to existing uses or uses to be developed concurrently with the accessory uses.*

#### **SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/-2.056 acres and is zoned City of Concord I-2 (Heavy Industrial).
- The subject property was annexed into the City on June 30, 1992 and rezoned to I-2 (Heavy Industrial) at that time.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as I-1 (Light Industrial) is a corresponding zoning classification to the “Industrial Employment” Land Use Category. The subject property is located adjacent to established industrial and commercial uses as well as vacant lots. The proposed I-1 (Light Industrial) zoning will allow for less intense industrial uses on the property. This zoning would be compatible with the adjacent industrial zoning to the west and south, the commercial zoning to the north, and the residential village zoning to the northeast.
- The zoning amendment is reasonable and in the public interest as it is consistent with the existing zoning surrounding the subject property and the adjacent industrial uses. The proposed zoning will not increase the use intensity of the site, but will allow for continued operation of an industrial nature.

#### **SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff finds the zoning map amendment 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.

Applicant Name, Address, Telephone Number and email address: \_\_\_\_\_  
FORTUNE AVE LLC, 980-354-3762  
markh@newbranchre.com

Owner Name, Address, Telephone Number: FORTUNE AVE LLC  
805 TRADE ST. UNIT 102  
CONCORD NC 28027

Project Location/Address: 4525 FORTUNE AVE. NW  
P.I.N.: 56017469130000

Area of Subject Property (acres or square feet): 2.056 ACRES

Lot Width: 365' Lot Depth: 220'

Current Zoning Classification: I-2

Proposed Zoning Classification: I-1

Existing Land Use: VACANT

Future Land Use Designation: SPECULATIVE

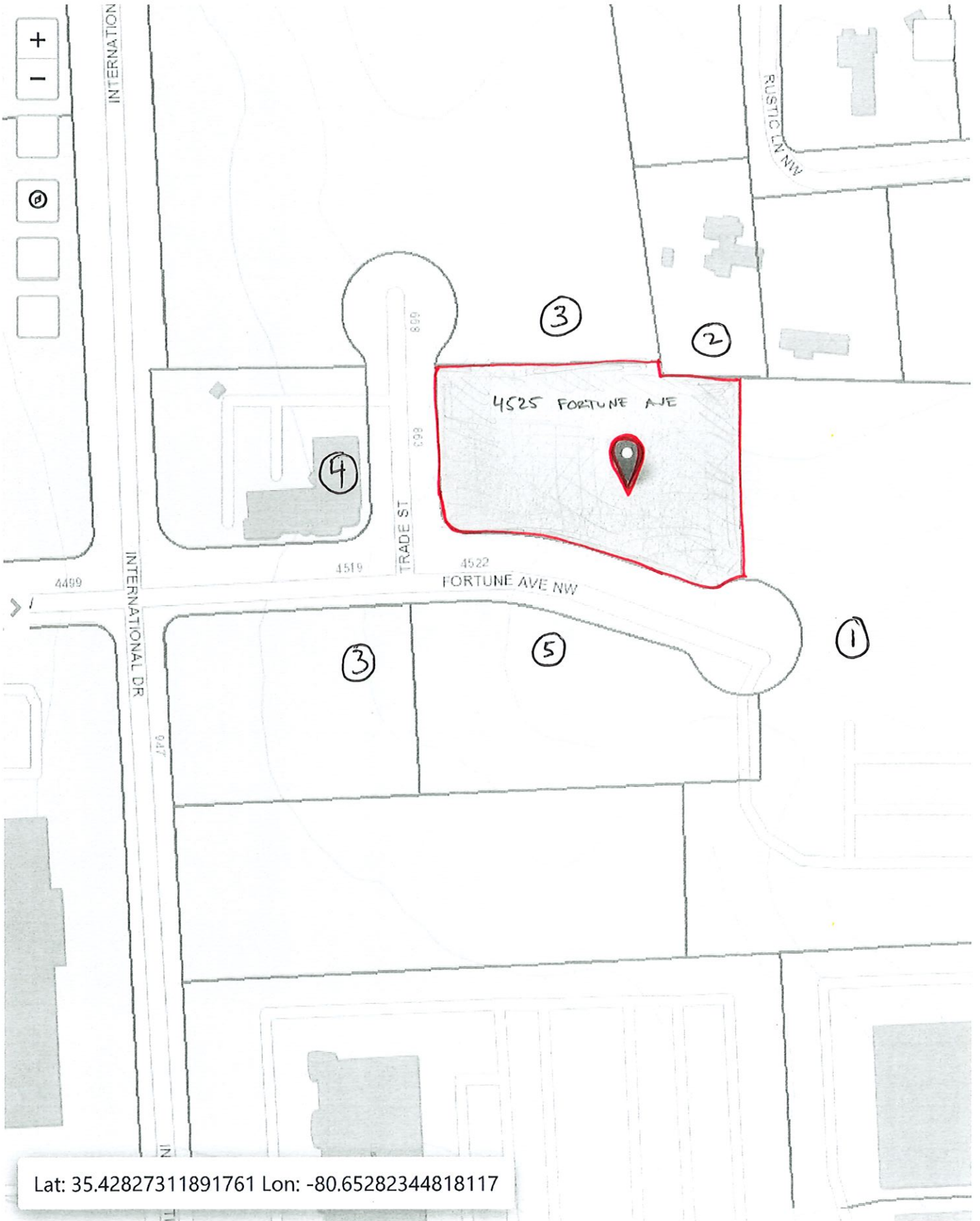
Surrounding Land Use: North VACANT South VACANT  
East OFFICE West MANUFACTURING

Reason for request: SPECULATIVE

Has a pre-application meeting been held with a staff member? DRC - 10/28/2021 11:AM

Staff member signature: [Signature] Date: 11/09/21





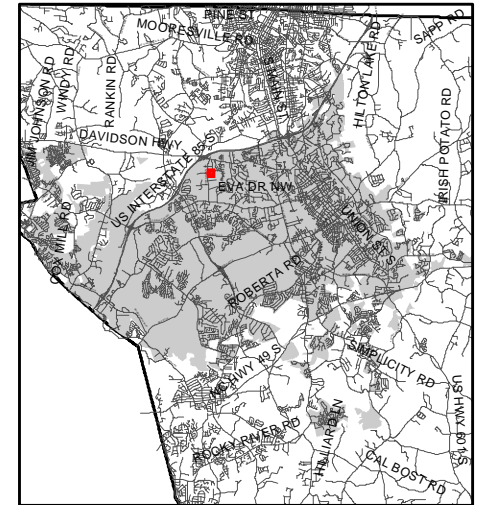
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**Z-31-21  
AERIAL**

**Application for  
Zoning Map Amendment  
I-2 (General Industrial) to  
I-1 (Light Industrial)**

4525 Fortune Ave NW  
PIN: 5601-74-6913



Source: City of Concord  
Planning Department

**Disclaimer**

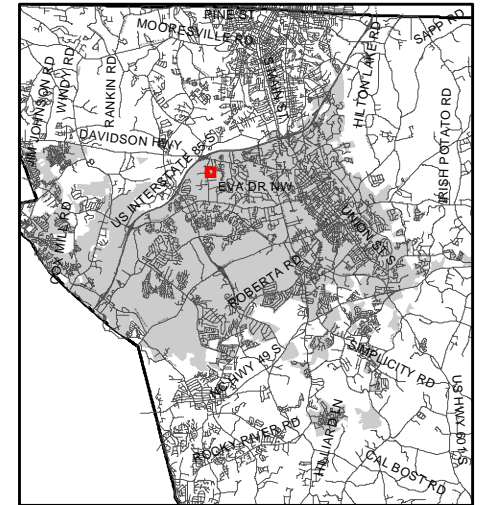
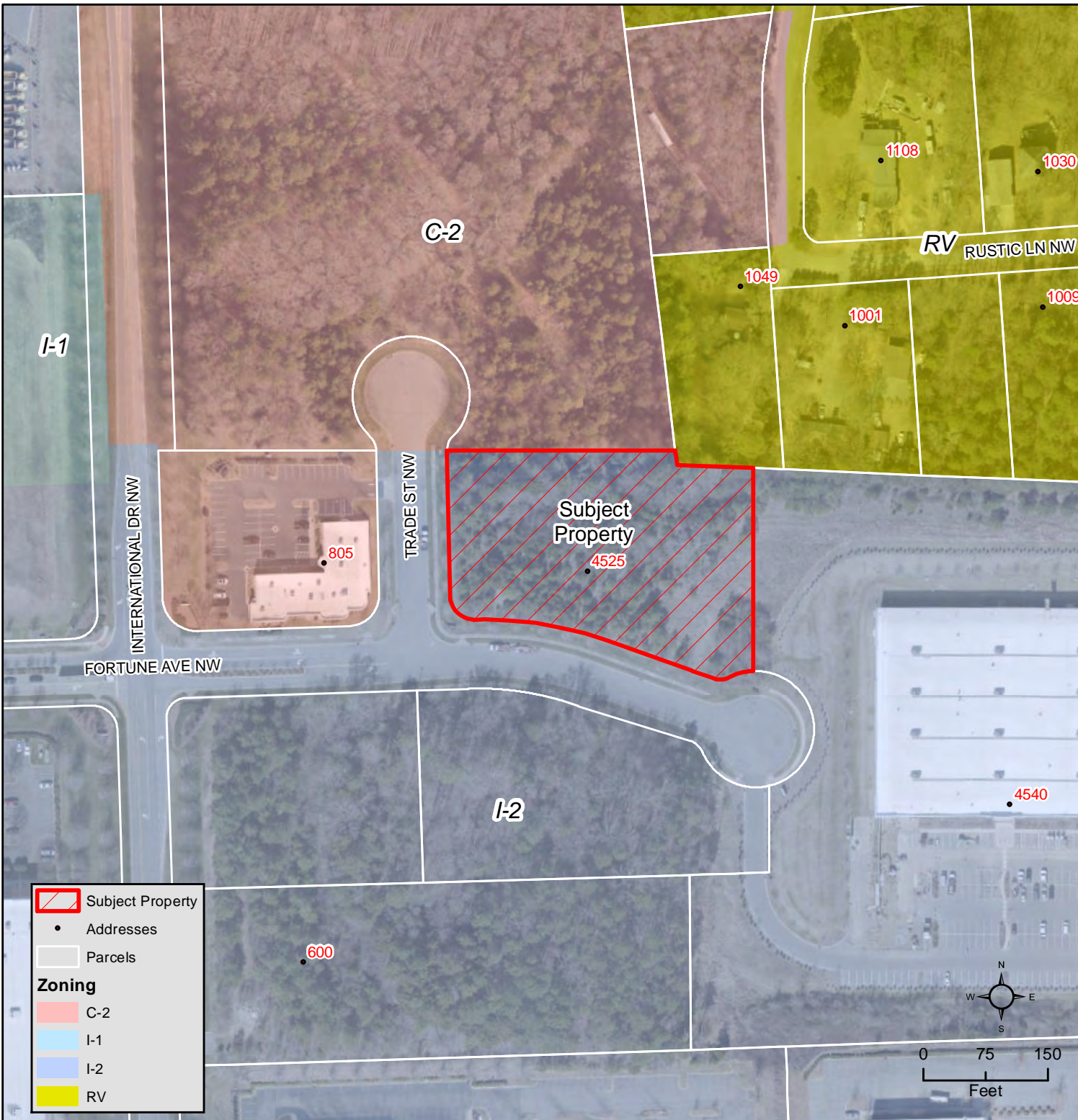
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# Z-31-21 ZONING

## Application for Zoning Map Amendment I-2 (General Industrial) to I-1 (Light Industrial)

4525 Fortune Ave NW  
PIN: 5601-74-6913



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Planning Department

### Disclaimer

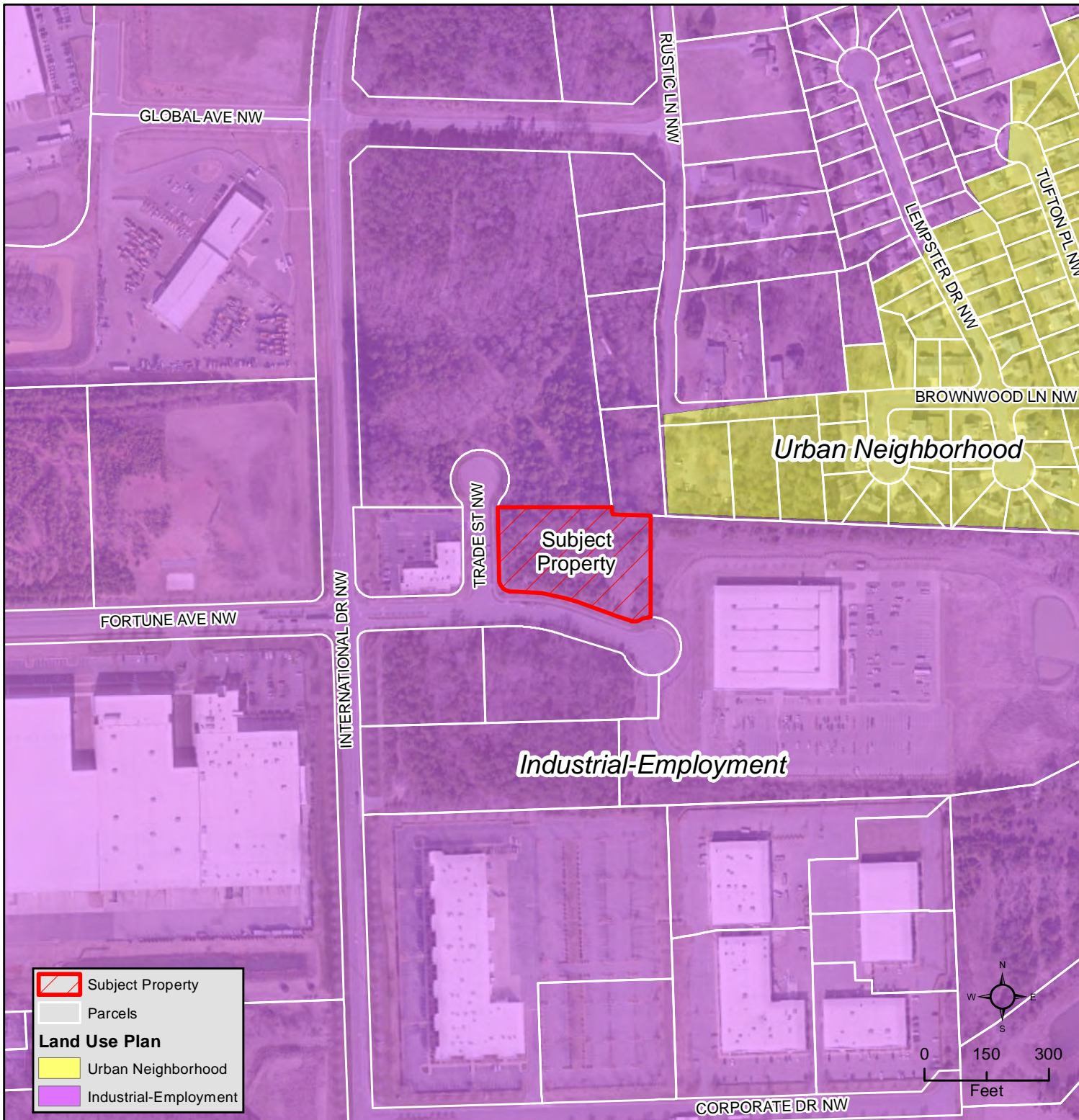
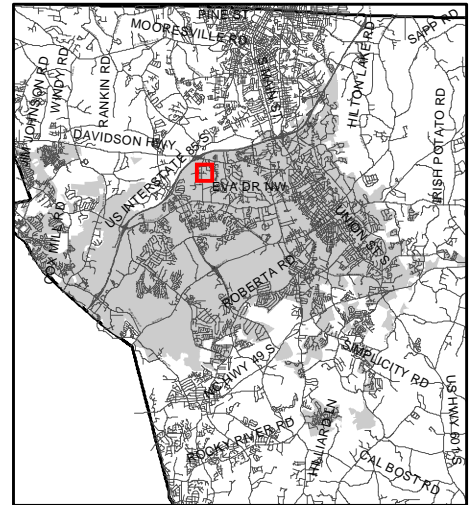
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




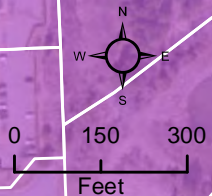
**Z-31-21  
LAND USE PLAN**

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|   |                       |
|---|-----------------------|
|  | Subject Property      |
|  | Parcels               |
| <b>Land Use Plan</b>  |                       |
|  | Urban Neighborhood    |
|  | Industrial-Employment |



Source: City of Concord  
Planning Department

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