



DATE: July 19, 2016

CASE #: Z -13-16

DESCRIPTION: Zoning Map Amendment
General Commercial (C-2) to Light Industrial (I-1)

APPLICANT/OWNERS: Kapadia Family Trust c/o Carlos Moore Architect, PA/Madhuka B. and Naina M. Kapadia, Trustees

LOCATION: South side of Commercial Park Drive, SW

PIN#s: PIN: 5610-71-8348

AREA: 5.12 +/- acres

ZONING: General Commercial (C-2)

PREPARED BY: Kevin E Ashley, AICP Planning and Development Manager

BACKGROUND

The subject property consists of approximately 5.12 acres on the south side of Commercial Park Drive, SW, generally on the southwest quadrant of the Concord Parkway and Rock Hill Church Road intersection. The subject property is vacant land and has approximately 450 feet of frontage along Commercial Park Drive.

HISTORY

The subject property was annexed in June 30, 1983 as part of a large, City-initiated annexation. The properties within the Commercial Park Drive subdivision were zoned a combination of commercial and industrial and the subject property was zoned General Commercial (B-3). With the adoption of the Unified Development Ordinance (now known as the CDO), the zoning on the subject property became the equivalent C-2 zoning in 2000.

SUMMARY OF REQUEST

The petitioner proposes to rezone the property to I-1 Light Industrial. The subject property is adjacent to I-1 on both the east and west boundaries, and adjacent to I-2 Heavy Industrial along the south, or rear boundary. The property is contiguous to industrial zoning on approximately 76% of its overall property boundary.

Property to the north is zoned Commercial General (C-2) and is developed with commercial uses. Land to the west, east and south is zoned a combination of I-1 and I-2 and is a combination of industrial and vacant land.

Existing Zoning and Land Uses					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
General Commercial (C-2)	North	C-2	Vacant land	North	Commercial
	South	I-2		South	Vacant and industrial
	East	I-1 & I-2		East	Industrial and vacant
	West	C-2 and I-1		West	Commercial and industrial

COMPLIANCE WITH 2015 LAND USE PLAN

The 2015 Land Use Plan (LUP) designates the subject property as “commercial”. While I-1 zoning is not listed specifically as being consistent within the commercial land use designation, this request rezones the only commercially zoned lot on the south side of Commercial Park Drive to I-1 and creates a transition of zoning intensities from the commercial zoning along Concord Parkway to the I-2 zoning to the south and to the east. It is the staff’s opinion, therefore, that the request is consistent with the LUP.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 5.12 acres, is General Commercial (C-2) and is vacant land.
- The proposed zoning amendment is consistent with the 2015 Land Use Plan (LUP) because the proposed zoning helps to create a desirable transition of zoning intensity between the commercially zoned property on Concord Parkway to the west and the heavy industrial zoning to the east.
- The zoning amendment is reasonable and in the public interest because the petition eliminates an irregular zoning pattern along the south side of Commercial Park Drive.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2015 Land Use Plan and the requirements of the Concord Development Ordinance and has no objections to the request. Because this petition is conventional district request, sworn testimony and findings of fact are not required, and the Commission may not impose conditions on the approval.

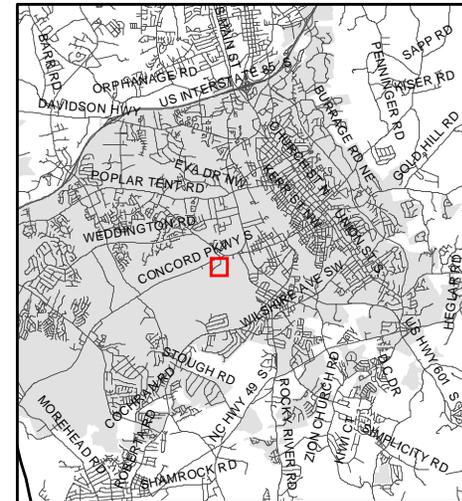
PROCEDURAL CONSIDERATIONS

This particular case is a rezoning to a conventional zoning district, 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.

**Z-13-16
AERIAL**

**Zoning Map Amendment
from General Commercial (C-2)
to Light Industrial (I-1)**

Commercial Park Dr SW
PIN: 5610-71-8348



Source: City of Concord
Planning Department

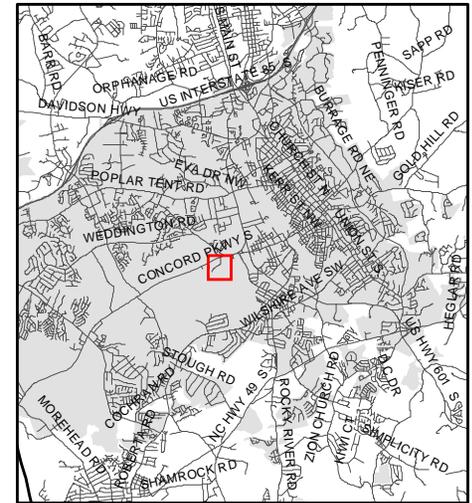
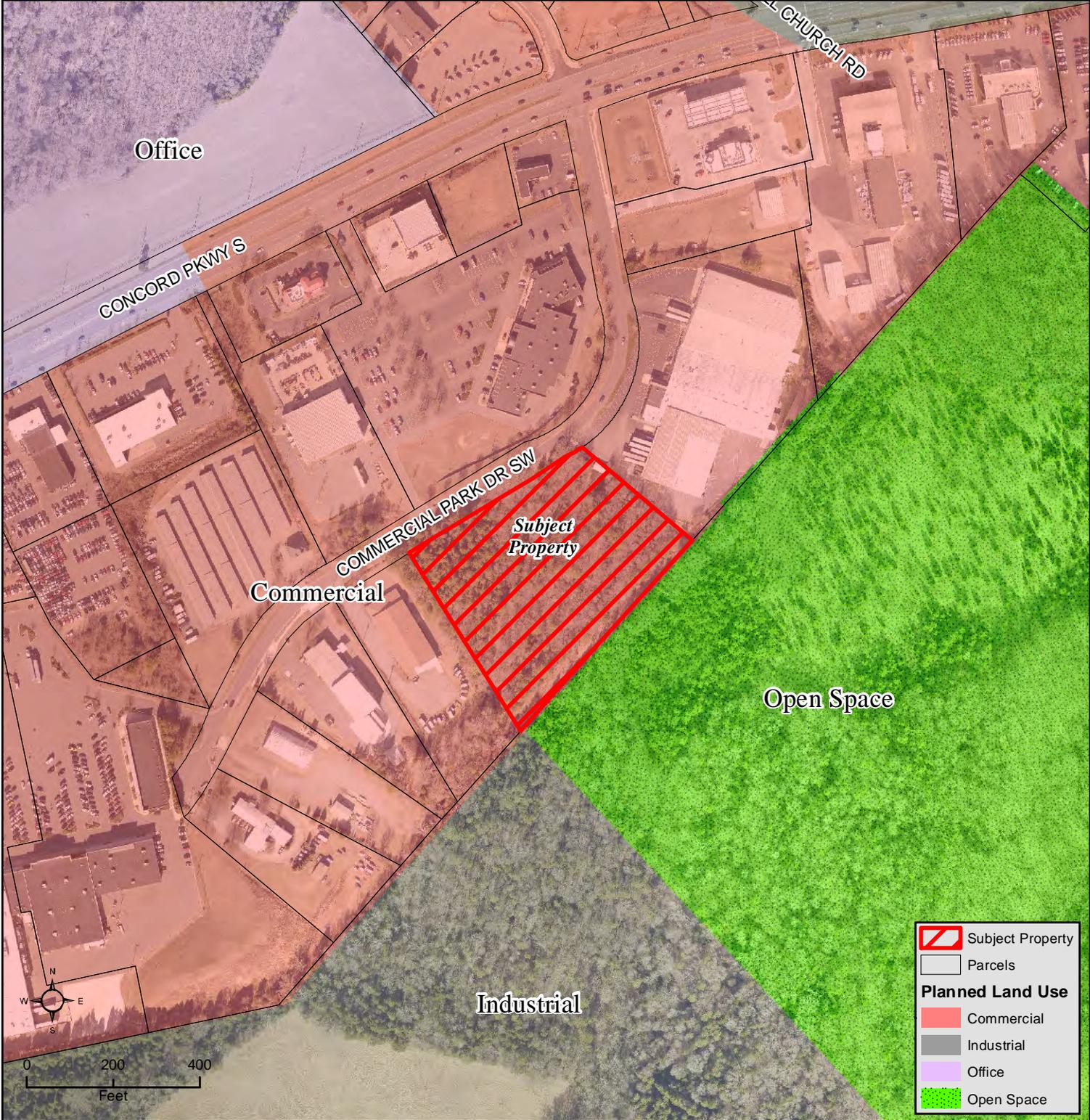
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**Z-13-16
LAND USE PLAN**

**Zoning Map Amendment
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to Light Industrial (I-1)**

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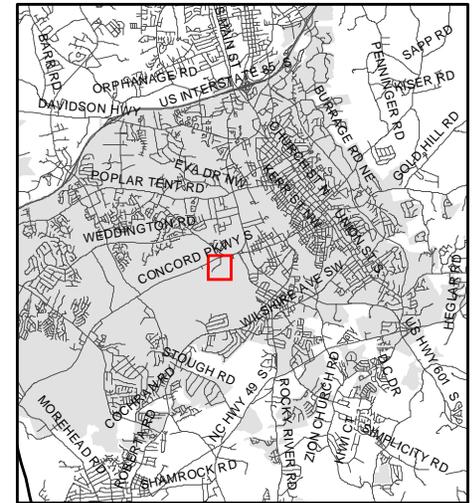
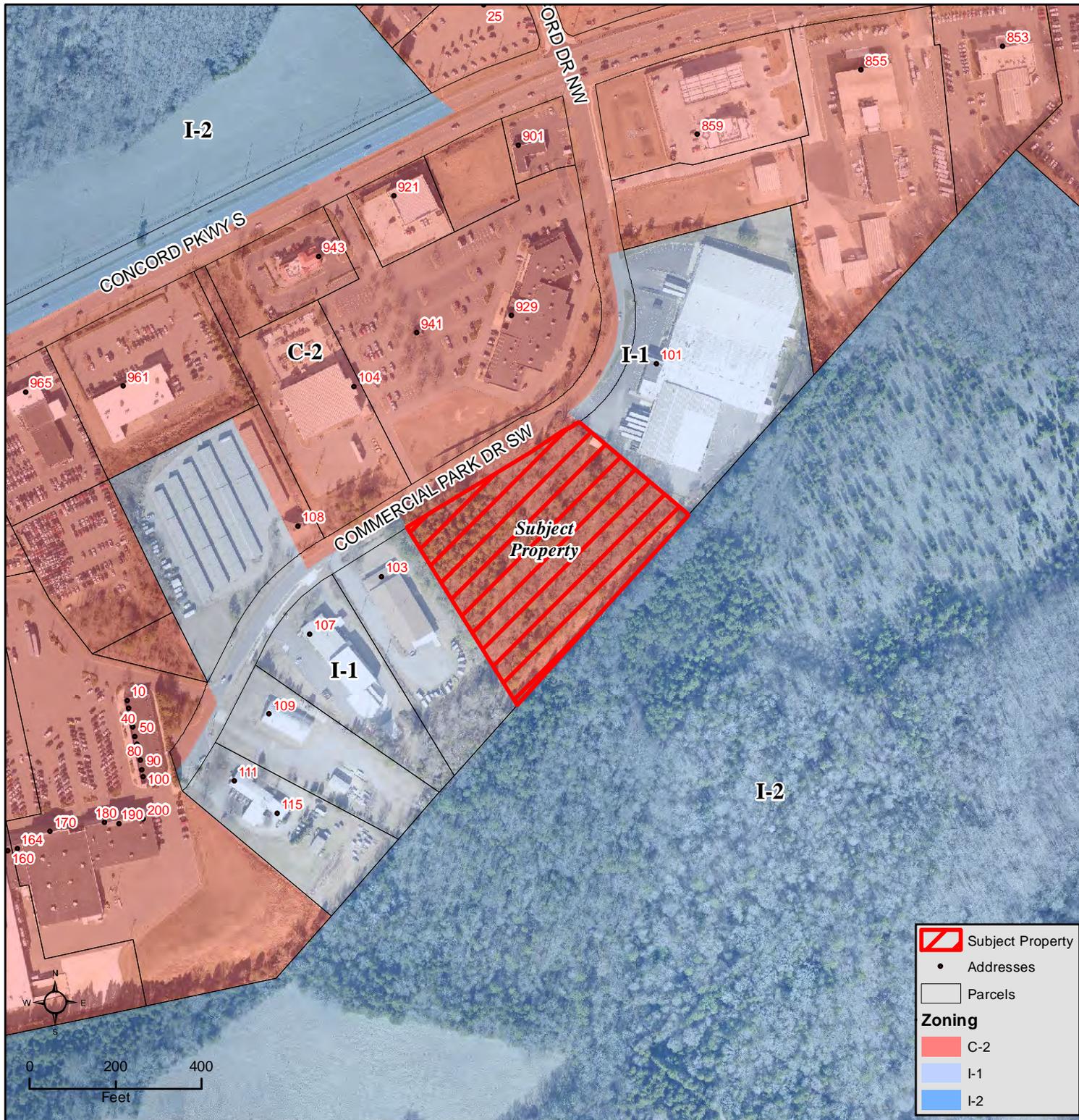
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	Subject Property
	Parcels
Planned Land Use	
	Commercial
	Industrial
	Office
	Open Space

Z-13-16 ZONING

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(Please type or print)

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

Kapadia Family Trust c/o Carlos Moore Architect PA
222 Church St N, Concord Nc 28025 - 704-788-8333

vmoores@cmooresarch.com

Owner Name, Address, Telephone Number: _____

Kapadia, Madhuka B + trustee's
11062 Winnetka Ave, Chatsworth CA 91311

Project Location/Address: Commercial Park Dr

P.I.N.: 5610-71-8348

Area of Subject Property (acres or square feet): 5.12

Lot Width: 351.97 +/- Lot Depth: 600.22' +/-

Current Zoning Classification: C-2

Proposed Zoning Classification: I-1

Existing Land Use: vacant lot w/ small parking lot

Future Land Use Designation: _____

Surrounding Land Use: North C-2/I-1 South I-2

East I-2 West I-1

Reason for request: to develop property for I-1 uses.

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

Staff member signature: KEA Date: 5/23/14

