

<b>REQUEST</b>	Current Zoning: R-17MF LLWPA (multi-family residential, Lower Lake Wylie Protected Area) Proposed Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area), with five-year vested rights
<b>LOCATION</b>	Approximately 16.5 acres located on the west side of Toddville Road, north of Freedom Drive (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow an offsite parking lot expansion south of the existing FedEx ground facility located in an industrial area south of Rozzelles Ferry Road and north of Freedom Drive on primarily undeveloped acreage.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Janet N. Hicks and Frances N. Jones FedEx Ground Package System, Inc. M. Jay DeVaney
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to land use, transportation, environment and requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Northwest District Plan</i> recommendation for single family residential uses up to four units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The proposed rezoning will allow a primarily vacant site to be used for employee and tractor trailer truck parking for the nearby FedEx facility.</li> <li>• The subject property is located adjacent to industrial uses and the Mount Holly Road /Highway 16 Industrial Activity Center on the north and east, and residential development on the south and east.</li> <li>• The site layout has been designed to minimize impacts on abutting residential development by locating the parking on the portion of the site furthest away from the nearby residential properties, and by providing significant natural buffers and screening between the parking and residential uses.</li> <li>• The proposal will support the expansion of the existing FedEx facility, which is growing in part due to the improved access to I-85 via the recently widened Freedom Drive.</li> <li>• In addition, the character of the area has changed since the plan was adopted in 1990, and the use is consistent and compatible with the existing development pattern which has a greater emphasis on industrial/warehouse uses in the area.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Provides an offsite parking lot expansion of existing FedEx Ground facility with 247 tractor spaces, 80 employee auto spaces, and 60 future trailer parking spaces. There will be no customer parking.
  - Prohibits several uses permitted by right and under prescribed conditions in the I-2 (general industrial) district.
  - Provides 100-foot "Class A" buffers along all property lines abutting residential zoning and/or use, and a 50-foot (one-half) "Class A" buffer along the portion of the property line along

- Toddville Road.
- Grants five feet of additional right-of-way along property line for Toddville Road.
  - Proposes precast segmental block retaining walls (27 feet in height) where required to minimize site disturbance within the development.
  - Proposes maximum height of freestanding light fixtures and poles installed on the site not to exceed 42 feet.
- **Existing Zoning and Land Use**
    - A single family home with associated accessory buildings is located on a portion of the subject property with the majority of the property being undeveloped.
    - To the north are undeveloped acreage, the FedEx Ground facility, and Duke Power Operation Center and Asset Recovery on properties zoned I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area).
    - East are two single family homes, undeveloped acreage and office/industrial/warehouses uses zoned I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area) and I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area).
    - South are single family attached (townhomes) and detached residential homes, vacant land, and religious institutions zoned R-4 LLWPA (single family residential, Lower Lake Wylie Protected Area), R-5 LLWPA (single family residential, Lower Lake Wylie Protected Area), and R-17MF LLWPA (multi-family residential, Lower Lake Wylie Protected Area).
    - To the west is a single family detached residential subdivision zoned R-4 LLWPA (single family residential, Lower Lake Wylie Protected Area).
    - See "Rezoning Map" for existing zoning in the area.
  - **Rezoning History in Area**
    - There have been no rezonings in the immediate area in recent years.
  - **Public Plans and Policies**
    - The adopted land use for this site is single family up to four dwelling units per acre, per the *Northwest District Plan (1990)*.
    - The site is bordered on the north and east by the Mount Holly Road/Highway 16 Industrial Activity Center, per the *Centers Corridors & Wedges Growth Framework*.
  - **TRANSPORTATION CONSIDERATIONS**
    - This site has direct access to an existing minor thoroughfare with security gates at each driveway entrance. The primary concern for this site is the potential for large tractor-trailer vehicles to block southbound Toddville Road due to insufficient driveway stem length while waiting for gate access. If the outstanding issue is not resolved, this would likely negatively impact the operation of Toddville Road which provides north-south access to the adjacent Mount Holly/Highway 16 Industrial Activity Center. Additionally, this site is within the Northwest Wedge where CDOT's transportation goals are to provide a multimodal transportation system to provide access to the adjacent activity center. The site plan does not indicate that these concerns and goals have been addressed.
    - See Outstanding Issues, Notes 3-6.
    - **Vehicle Trip Generation:**
      - Current Zoning:
        - Existing Use: 0 trips per day (based on a vacant single family structure).
        - Entitlement: 1,800 trips per day (based on 280 multi-family dwelling units allowed in the R-17MF (multi-family) zoning).
      - Proposed Zoning: 1,300 trips per day (based on 245 tractor trailer truck parking and 85 employee parking spaces).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 7.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No comments received.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** See Outstanding Issues, Note 8.
- **Charlotte Water:** Charlotte Water does not currently have sewer system availability for the parcels under review. The closest sewer main is approximately 140 feet south of the southeast

corner of the property at the intersection of Toddville Road and Brooktree Drive. If the applicant requires sewer service for the proposed parking, the applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections.

- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** Because the proposed development will likely attract commuter trips, MCAQ recommends that the petitioner provide "preferred" (attractive, conveniently located, or reduced cost) parking for "Clean Commuters" (carpool, vanpool, hybrid vehicles and/or electric vehicles).
- **Mecklenburg County Parks and Recreation Department:** No issues.

## OUTSTANDING ISSUES

### Land Use

1. Amend Note 3 Permitted Uses to allow only parking for employees, tractor trailer trucks and trailers.
2. Remove the list of prohibited uses from the site plan, as the only permitted use is the proposed uses allowed in Note 3.

### Transportation

3. Revise the site plan to indicate a future cross-connection between the tractor parking and future trailer parking.
4. Revise the site plan to provide approximately 70 feet of truck storage length between the proposed driveway security gates stop line and the building setback line, so vehicles waiting for the gate to open do not maneuver within the site's building setback, per the zoning ordinance (i.e. both proposed site driveways).
5. Toddville Road is planned to be built as an USDG Avenue Typical Section with three 11-foot travel lanes, five-foot bike lanes, two and one-half-foot curb and gutter, eight-foot planting strip, and six-foot sidewalk plus two feet. Therefore, CDOT requires the petitioner to dimension and label the proposed future back of curb to be located 24 feet as measured from Toddville Road's existing centerline and provide sidewalk easement for any portion of the described cross section that falls outside of the public right of way (35 feet from existing centerline). Conditional Transportation Note 4d is not acceptable and should be deleted. (This note states that the petitioner declines to add a bike lane along Toddville Road for various reasons.) Bike lanes are designated on all major and minor thoroughfares, including Toddville Road as approved by City Council's 2008 Bike Plan.
6. The petitioner needs to revise the site plan to add a conditional Transportation note stating: "All proposed transportation improvements shall be implemented before the Phase 1 Parking Lot is operational."
7. Provide and construct a bus stop waiting pad for the existing bus stop on Toddville Road, per image of standard detail (60.01E) for the requested bus stop pad. This site is located on an existing bus route.

### Environment

8. Show most restrictive buffer requirements per Lower Lake Wylie Watershed Overlay (Charlotte Zoning Ordinance) and Post-Construction Stormwater Ordinance, and adjust construction/disturbance limits accordingly. Perennial and intermittent streams delineated on the rezoning plan are subject to stream buffer requirements.

## REQUESTED TECHNICAL REVISIONS

### Other

9. Amend the proposed zoning to reflect five-year vested rights as identified on the rezoning application.

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## Attachments Online at [www.rezoning.org](http://www.rezoning.org)

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte-Mecklenburg Storm Water Services Review

- Charlotte Water Review
- Charlotte Fire Department
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

**Planner:** John Kinley (704) 336-8311