

REQUEST	Current Zoning: R-3 (single family residential) and I-2(CD) (general industrial, conditional) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 17.2 acres located on the north side of Ed Brown Road and the west side of Steele Creek Road. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to rezone one vacant parcel fronting Ed Brown Road and two residential parcels fronting Steele Creek Road in the Westinghouse/Steele Creek industrial corridor.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Fredrick and Patricia Smith, et al Foundry Commercial Collin Brown and Bailey Patrick, Jr.
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Steele Creek Area Plan's</i> adopted future land use (industrial) for most of the site, except for the two parcels fronting Steele Creek Road that are recommended for residential use.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The majority of the site is zoned I-2(CD) (general industrial, conditional) and had been zoned I-1 (light industrial) prior to rezoning petition 2015-033, consistent with the area plan's recommendation for industrial use. • The two residential parcels zoned R-3 (single family residential) and fronting Steele Creek Road are not part of, nor do they relate to, the single family neighborhood north of the site. • These residential parcels are adjacent to industrial zoning on three sides, to the west, south and east across Steele Creek Road. • The adjacent industrial uses and lot frontages on Steele Creek Road are not conducive to single family residential continuing to oriented to this street, and converting the residential parcels to industrial use is an appropriate change.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
 - A 15.88 acre portion of the subject rezoning site was previously rezoned under Petition 2015-033, which rezoned the property from I-1 (light industrial) to I-2(CD) (general industrial, conditional) to allow for a maintenance facility/warehouse with outdoor storage for trucks and trailers. The conditional rezoning plan was never implemented and the parcel remains vacant.
 - The remainder of the subject rezoning site is zoned R-3 (single family residential) developed with residential uses.
 - North of the site is an existing single family residential development zoned R-4 (single family residential).
 - East, West, and South of the site are vacant properties and parcels developed for warehouse, office and industrial uses zoned I-1 (light industrial) and I-2 (general industrial).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-041 rezoned property located at the end of Calawood Way near the intersection of Steele Creek Road and Calawood Way from R-3 (single family residential) to R-17MF(CD) (multi-family residential, conditional).

- **Public Plans and Policies**

- The *Steele Creek Area Plan* (2012) recommends industrial land use for the majority of the site already zoned for industrial uses. This portion of the site is also located within the Westinghouse Boulevard Industrial Activity Center, per the *Centers, Corridors and Wedges Growth Framework*.
- The two parcels currently zoned residential are recommended for residential land use up to 17 dwelling units per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street (Ed Brown Road) connecting a minor thoroughfare (Westinghouse Boulevard) and a major thoroughfare (Steele Creek Road) at unsignalized intersections. Rezoning this site to a conventional district removes commitments made in the prior rezoning for a planting strip with a sidewalk on Ed Brown Road and turn lanes on Steele Creek Road at Ed Brown Road.
- **Vehicle Trip Generation:**
Current Zoning:
 - Existing Use: 20 trips per day (based on vacant land and two single family homes).
 - Entitlement: 2,340 trips per day (based on 650,000 square feet of warehouse uses and four residential units).Proposed Zoning: 610 trips per day (based on 171,300 square feet of warehouse uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business 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:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Ed Brown Road. Charlotte Water has determined to have limited sanitary sewer system capacity. It is recommended that the applicant contact the Charlotte Water New Services group at (704) 432-5801 for further information and to discuss options regarding sanitary sewer system capacity.
- **Engineering and Property Management:** No trees can be planted in the right-of-way on Steele Creek Road without the permission of the NC Department of Transportation and the City Arborist's office. Contact Lewis Hatfield (704-336-4265) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way. Trees in the right-of-way on Ed Brown Road are protected by the Tree Ordinance. No trees can be removed from or planted in the right-of-way on Ed Brown Road without permission of the City Arborist's office. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a permit before removing trees in the right-of-way. The petitioner must submit a tree survey for all trees two inches or larger located in the rights-of-way. In addition, the survey shall include all trees eight inches or larger in the setback of all roads.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review
 - Urban Forestry