

REQUEST	Current Zoning: R-5 (single family residential), I-1 (light industrial) and I-2 (general industrial) Proposed Zoning: I-2(CD) (general industrial, conditional) with five-year vested rights
LOCATION	Approximately 38.16 acres located at the end of Melynda Road, north of Piedmont and Northern Railroad, between Toddville Road and Windy Valley Drive. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow the expansion of an existing cargo container storage facility on a site generally surrounded by single family neighborhoods and industrial uses in Northwest Charlotte off Old Mount Holly Road.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	DTJT Properties LLC and Cenco Incorporated Tim Frye The Isaacs Group P.C.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of minor outstanding issues pertaining to hours of operation and lighting.</p> <p><u>Plan Consistency</u> The petition is consistent for the majority of the site recommended for industrial uses as per the <i>Northwest District Plan</i>, and inconsistent for the portion recommended for single family up to six dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is located within the Mt. Holly Road/Hwy 16 Industrial Activity Center as per the <i>Centers Corridors and Wedges Growth Framework</i>. • The industrial properties are situated adjacent to existing CSX railway facilities, with a direct connection to the Port of Wilmington, N.C. adding to Charlotte's role as a transportation and logistics hub. • The main access to the proposed intermodal yard would be from Aqua Chem Drive through industrially zoned properties. Access via Melynda Road will be gated and only for emergency purposes. • While the majority of the proposed development is consistent with the area plan, a small portion of the site is recommended for residential uses. • However, this portion of the property is adjacent to industrial land uses and it is highly unlikely that it will be developed for residential purposes. • Nearby single family residential properties will be protected from this proposal by a required 100-foot wide Class "A" buffer.
---------------------------------	---

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows the expansion of an existing cargo container storage facility directly north on Aqua Chem Drive in three phases.
 - Permitted uses include parking for employees, tractor trailer trucks, and trailers, container storage, warehousing, railroad spur and associated office.
 - Notes no hazardous chemicals will be stored or manufactured on the site.
 - Allows a maximum of 100,000 square feet of office/warehouse space with approximately 23,074 square feet existing and up to 76,926 square feet proposed).
 - Identifies locations of existing and proposed outdoor storage areas.

- Identifies future rail spur area for the North Carolina State Port Authority.
- Includes the installation of a gate at the end of Melynda Road to be used for emergency ingress/egress only.
- Commits to the following transportation improvements:
 - Proposes access to the site via Aqua Chem Drive.
 - Proposes a secondary site driveway onto Toddville Road in the event the site's truck volume exceeds 150 trips on Aqua Chem Drive.
 - Limits use of Melynda Drive to emergency access only.
 - Commits to installation of improvements along Toddville Road prior to issuance of the first building certificate of occupancy, including: six-foot sidewalk; eight-foot planting strip; five-foot bike lane; 11-foot travel lane; and 2.50-foot curb and gutter.
 - Provides a sidewalk easement for any portion of cross section that does not fall within the Toddville Road right-of-way.
 - Proposes a 150-foot westbound Old Mt. Holly Road left-turn storage lane with appropriate striping.
 - Notes a sight distance study to be completed for Old Toddville Road and Old Mount Holly Road.
 - Notes all transportation improvements will be approved and constructed prior to the site's first building certificate of occupancy is issued or phased per the site's development plan.
- Notes anticipated hours of operation are from 7:00 a.m. to 7:00 p.m.
- Prohibits container storage from being located within 150 feet of gate to Melynda Road.
- Provides a 100-foot "Class A" buffer along all property lines abutting lots with residential zoning and/or in residential use.
- Illustrates sliding gate for Melynda Road and provides a detail of accompanying proposed black vinyl chain link fence.
- Identifies locations of potential storm water basins.
- **Existing Zoning and Land Use**
 - The site is developed with scattered warehouse uses and vacant land. The site is part of a larger acreage to the north on which an existing cargo container storage facility is located. The rezoning site is surrounded by residential neighborhoods, industrial uses, and vacant land.
 - North are industrial land uses, vacant land, and single family neighborhoods zoned R-4 (single family residential), R-5 (single family residential), I-1 (light industrial), I-1(CD) (light industrial, conditional), and I-2(CD) (general industrial, conditional).
 - East are single family homes zoned R-5 (single family residential) and R-5 MH-O (single family residential, manufactured housing overlay).
 - To the south are office/warehouse uses zoned I-2 (general industrial).
 - West are single family homes and industrial uses zoned R-3 (single family residential), R-4 (single family residential), R-5 (single family residential), I-1 (light industrial), I-2 (general industrial) and I-2(CD) (general industrial, conditional).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2017-030 is a pending request that proposes to rezone approximately 7.972 acres located at the end of Tar Heel Road between Brooktree Drive and Bond Street and east of Toddville Road from I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area) to I-2(CD) SPA LLWPA (general industrial, conditional, site plan amendment, Lower Lake Wylie Protected Area), in order to allow a maximum 30,000-square foot building devoted to uses as permitted in the I-2 (general industrial) zoning district.
 - Rezoning petition 2017-029 is a pending request that proposes to rezone approximately 7.713 acres located east of Toddville Road between Brooktree Drive and CSX Way from I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area) to I-2(CD) SPA LLWPA (general industrial, conditional, site plan amendment, Lower Lake Wylie Protected Area), in order to allow a maximum 30,000-square foot building devoted to uses as permitted in the I-2 (general industrial) zoning district.
 - Rezoning petition 2016-057 rezoned approximately 16.5 acres located on the west side of Toddville Road, north of Freedom Drive, from R-17MF LLWPA (multi-family residential, Lower Lake Wylie Protected Area) to I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area), with five-year vested rights to allow an offsite parking lot expansion south of the existing FedEx ground facility.
- **Public Plans and Policies**
 - The *Northwest District Plan* (1990) recommends single family at up six dwelling units per acre for the portion of the property zoned R-5 (single family residential), and industrial uses for the portions of the property zoned I-1 (light industrial) and I-2 (general industrial).
 - The site is located within the Mt. Holly Road/Highway 16 Industrial Activity Center, as per the

*Centers Corridors and Wedges Growth Framework.***• TRANSPORTATION CONSIDERATIONS**

- The site is accessed from local streets that connect to a major collector and has western frontage along a minor thoroughfare and southern frontage along a rail line. The current site plan limits the number of trucks using the Aqua Chem Drive entrance. Should the site's truck volume exceed 150 trucks per day a secondary site driveway along Toddville Road will be required. Additionally, the site plan commits to construction of a 150 foot left-turn storage lane on westbound Mt. Holly Road at Aqua Chem Drive and the future curblineline and streetscape along the site's Toddville frontage.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 55 trips per day (based on existing warehouse).
 - Entitlement: 1,500 trips per day (based on 321,500 square feet of warehouse uses and 30 single family residential dwelling units).
 - Proposed Zoning: 360 trips per day (based on 100,000 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 issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water distribution main located along Melynda Road. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located on parcels 057-101-47, 057-101-52, 057-101-53 and 057-121-01.
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUES

1. Petitioner should confirm hours of operation as Sheet RZ1.0 notes that anticipated hours of operation are from 7:00 a.m. to 7:00 p.m. and "Transportation" Note K states the hours of operation will be 7:00 a.m. to 4:45 p.m.
2. Modify "Lighting" Note B to note a maximum height of 31 feet for consistency with industry standards.
3. On Sheet RZ1.0 under "Narrative", clarify that the required 100-foot Class A buffer will be provided along all property lines adjacent to residential uses and residentially zoned properties.

Attachments Online at 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 Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control

- Land Development
- Storm Water
- Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782