

REQUEST	Current Zoning: R-3 LLWPA (single family residential, Lower lake Wylie Protected Area) Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area)
LOCATION	Approximately 5.28 acres located on the west side of Toddville Road and the south side of Craig Street, north of Macon Street. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses in the I-2 (general Industrial) district on the subject site.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Duke Energy Carolinas, LLC Robert Earley Bohler Engineering NC, PLLC
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Northwest District Plan</i> recommendation for single family residential land uses, at up to four dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located between industrially zoned land and a small single family neighborhood. • The existing R-3 (single family residential) zoning currently provides a transition to the neighborhood; however, it is not required to include landscaping. • Rezoning the property to I-2 (general industrial) will allow a small area for the expansion of industrial uses along the south boundary of the site. • In addition, the rezoning will result in the establishment of an ordinance required buffer along Craig Street. The buffer will protect the neighborhood by separating and partially blocking the view between the industrial use and the single family homes.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the I-2 (general industrial) zoning district. Uses allowed in the I-2 (general industrial) district include: offices; power generation plants; railroad freight yards, repair shops and marshalling yards; truck stops, truck terminals, vocational schools; utility operations centers; warehousing; and wholesale establishments.
- **Existing Zoning and Land Use**
 - The site is zoned R-3 (single family residential) and is adjacent to a Duke Energy facility that is zoned I-2 (general industrial). The subject property is vacant.
 - Properties on the north side of Craig Street include an existing single family neighborhood zoned R-3 (single family residential). Properties on the east side of Toddville Road include an existing single family neighborhood zoned R-4 (single family residential).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Approval of petition 2017-013 rezoned approximately 38.16 acres located at the end of Melynda Road, north of Piedmont and Northern Railroad, between Toddville Road and Windy Valley Drive, allowing the expansion of an existing cargo container storage facility.
- **Public Plans and Policies**
 - The *Northwest District Plan* (1991) recommends single family residential at up to four dwelling

units per acre for this site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is bordered by a minor thoroughfare and a local street. Existing curb and gutter is in place along the site's Craig Street and Toddville Road frontages.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 40 trips per day (based on three dwellings).
 - Proposed Zoning: 280 trips per day (based on 79,200 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:** In relation to the parcel under review, Charlotte Water has water system availability via an existing 12-inch water distribution main located along Toddville Road and an existing two-inch water distribution main located along Craig Street. Charlotte Water currently does not have sewer system availability for the parcels under review. The closest available sewer main is approximately 170 feet west of parcel 057-15-104 on Craig Street.
- **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 issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department 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
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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