

REQUEST	Current Zoning: R-3 (LWPA) (single family residential, Lake Wylie Protected Area) Proposed Zoning: O-1 (LWPA) (office, Lake Wylie Protected Area)
LOCATION	Approximately 0.19 acres located at the northeast intersection of Overbrook Trail and Lakebrook Road and south of Interstate 85. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow all uses in the office district on a small lot that is currently developed with a single family structure and bounded by Interstate 85 to the north and surrounded by low density residential development and a boat and recreational vehicle sales facility.
PROPERTY OWNER	Courtney E. Parker
PETITIONER	Courtney E. Parker
AGENT/REPRESENTATIVE	N/A
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 single family residential land use recommendation for this site as per the <i>Dixie Berryhill Strategic Plan</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The <i>Dixie Berryhill Strategic Plan</i> recommends single family residential at up to four dwelling units per acre for the subject property. • While the proposed use is not residential, it will allow the reuse of a small lot that is situated between a recreation vehicle sales facility and Interstate 85. • The size and location of the site limits the intensity and impact of the development on the residential properties in the immediate area and therefore eliminates the need for a conditional site plan.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan. All the standards, regulations and uses in the O-1 (office) district will apply. Uses allowed in the O-1 (office) district include: barber and beauty shops, dwellings, medical clinics, and offices.
- **Existing Zoning and Land Use**
 - The site is zoned R-3(LWPA) (single family residential, Lake Wylie Protected Area) with an existing house that has been converted to an office.
 - Properties to the south and east include an existing low density single family neighborhood zoned R-3(LWPA) (single family residential, Lake Wylie Protected Area). Properties to the west include an existing recreational vehicle and boat sales facility zoned I-1(CD) (LWPA) (general industrial, conditional, Lake Wylie Protected Area). Interstate 85 is adjacent to the north.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-020 rezoned 1.93 acres located on the north and south sides of Lakebrook Road, south of Interstate 85, to I-1(CD) (LWPA) (general industrial, conditional, Lake Wylie Protected Area) to allow recreational vehicle and boat sales on a site that that was previously developed with a manufacturing use.
- **Public Plans and Policies**
 - The *Dixie Berryhill Strategic Plan* (2003) recommends single family residential up to four dwelling units per acre.

- The parcel adjacent to this site is recommended for office/industrial warehouse-distributive uses as per the *Dixie Berryhill Strategic Plan*.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is along a local street and is anticipated to generate a marginal increase in daily vehicle trips.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on one dwelling).
 - Entitlement: 20 trips per day (based on one dwelling).
 - Proposed Zoning: 70 trips per day (based on 1,900 square feet of office use).

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:** Not applicable
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Lakebrook Road. Charlotte Water currently does not have sewer system availability for the parcel under review. (Note: The property is currently served by a well and septic tank.)
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site must comply with Tree Ordinance.
- **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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