

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 84

Property Owner: New Creation Christian Church

Petitioner: Pastor Karen W. Woods

Location: Approximately 1.9 acres located on the south side of Shopton Road and east of Sandy Porter Road

Center, Corridor or Wedge: Wedge

Request: R-3, single-family residential up to 3 dwelling units per acre, to I-1, light industrial

Summary

This is a conventional petition proposing to rezone approximately 1.9 acres from R-3 to I-1 to accommodate development with uses permitted by right and under prescribed conditions in the I-1 zoning district.

Consistency and Conclusion

The request is consistent with the *Westside Strategic Plan*, which recommends business/office park and industrial as long term land uses on these parcels. Staff recommends approval of this petition.

Existing Zoning and Land Use

The site is currently surrounded by a mix of residential, commercial, and industrial uses and zoning classifications. To the north are scattered single-family residential homes, a landscape contractor's office, and vacant land on properties zoned R-3, I-1(CD), and B-1. To the east, south, and west are a residential home and vacant land zoned R-3, I-1, and I-2.

Rezoning History in Area

Per rezoning petition 2006-004, approximately 10.47 acres to the northeast were rezoned from R-3 (Single Family Residential, up to 3 dwelling units per acre) to I-1(CD) (Light Industrial, Conditional) to accommodate the operation of a landscape sales facility with warehouse space. There have been no other recent rezonings in the immediate area.

Public Plans and Policies

Westside Strategic Plan (2000). The *Westside Strategic Plan* recommends business/office park and industrial as long term land uses on the subject property.

Proposed Request Details

The request is to rezone the site allow development with uses permitted by right and under prescribed conditions in the I-1 zoning district.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has indicated that this site could generate approximately 50 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 40 trips per day, and therefore will have a minor impact on the surrounding thoroughfare.

Connectivity. Shopton Road is currently the primary ingress/egress to the site and will serve as the primary access point for any future redevelopment.

Storm Water. Mecklenburg County Land Use and Environmental Services Agency (LUESA) and Charlotte-Mecklenburg Storm Water Services have provided comments pertaining to air quality, groundwater and wastewater services, solid waste, water quality, storm water quality treatment, and storm water volume and peak controls.

School Information. This non-residential proposed rezoning will not impact school facilities.

Outstanding Issues

Land Use. The *Westside Strategic Plan* recommends business/office park and industrial as long term land uses on these parcels. While the Plan supports nonresidential development, the parcel is still surrounded by residentially zoned properties. Any future redevelopment of the site must comply with all applicable development standards, including buffer and screening requirements.

Site plan. This is a conventional rezoning request. Therefore, there is no site plan associated with this petition.