

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 -103

Property Owner: Johnnie R. and Hilda S. Johnson

Petitioner: Kilburn Commercial Properties

Location: Approximately 3.3 acres located south of Moores Chapel Road and east of Cedarville Road

Request: R-3 LWPA, single family residential to I-1 (CD) LWPA, light industrial conditional district within the Lake Wylie Protected Area

Summary

The proposed request will add approximately 3.3 acres to the Beltway Business Park for the location of a new building.

Consistency and Conclusion

The proposed request is consistent with the 1991 *Southwest District Plan* and is considered appropriate for approval.

Existing Zoning and Land Use

Site is zoned for single-family residential development up to 3 DUA and is located in the Lake Wylie Protection Area Watershed Overlay District. The LW-PA overlay supplements the uses or development requirements of the underlying zoning district within the Watershed Protection Area to ensure protection of public water supplies. The site is currently vacant and is surrounded to the south, east and west by I-1 (CD) zoning and R-3 to the north.

Rezoning History in Area

Contiguous property to the south was rezoned to I-1(CD) as part of 99-54 and 99-077(C) for the Beltway Business Park. Properties to the north are zoned R-3 for single-family land uses located along Moores Chapel Road. Properties typically south of Moores Chapel Road and north of I-85 were rezoned for light and heavy industrial and business park uses via rezoning petitions 99-077(C), 01-008(C), 01-038, 02-076(C), and 04-146.

Public Plans and Policies

The *Southwest District Plan* (1991) recommends office/industrial land uses for the subject property.

Proposed Request Details

The conditions associated with this petition show the 100-foot class A buffer which takes up a large portion of the site. All access to the site will be through the business park and all uses in the I-1 district will be allowed. All manufacturing, assembly and/or repair will only be done within an enclosed building. The maximum height of detached lighting will be 40-feet and the maximum building height will be 60-feet

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 200 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- The administrative approval to show a public street connection from the Beltway Business Park to the existing recorded public right-of-way that extends to Sam Wilson Road needs to be added to the site plan. This condition that was part of the Mecklenburg County Board of Commissioner's approval of rezoning petition 98-47(c) was omitted in the previously amended/approved plan for rezoning petition 05-054 for this property.

CATS. CATS did not have comments on this petition.

Connectivity. The site will become park of the Beltway Business Park and will be accessed through Beltway Business Park Drive.

Storm Water. The petitioner has addressed Storm Water Services comments.

School Information. This petition will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the adopted land use for the area, which recommends office/industrial land uses.

Site plan. There are no outstanding site plan issues associated with this petition.