

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-115

Property Owner: Jeff Barefoot

Petitioner: Jeff Barefoot

Location: Approximately 11.64 acres located on the east side of Moores Chapel Road between Heavy Equipment School Road and Performance Road

Center, Corridor, or Wedge: Wedge

Request: R-3, single family residential to I-2, general industrial within the Lake Wylie Protected Area

Summary

This is a conventional petition to rezone approximately 11.64 acres located within the Lake Wylie Protected Area to general industrial.

Consistency and Conclusion

This petition is consistent with the *Northwest District Plan* and appropriate for approval.

Existing Zoning and Land Use

The properties generally to the south of the petitioned site are zoned I-1, light industrial and are either used for industrial purposes, vacant or residential. The properties generally to the north are zoned R-3, single family residential, and are either vacant or residential.

Rezoning History in Area

There have been no rezonings in the immediate area in the past five (5) years.

Public Plans and Policies

The Northwest District Plan (1990) recommends industrial land uses on the easterly side of Moores Chapel Road, including the subject site. The plan recognizes the mix of residential and non-residential land uses along the I-85 Corridor.

Proposed Request Details

This petition is conventional with no associated site plan.

Public Infrastructure

Traffic Impact / CDOT Comments. Consistency with Transportation Action Plan (TAP):

The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Corridor and may support the Centers, Corridors and Wedges land use strategy, but not enough information is provided concerning the development proposed for the site.

Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians, and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation. CDOT has the following specific comments that are critical to their support of the rezoning petition:

A detailed Conditional Plan needs to be submitted for review. Vehicle trip generation analysis could not be performed because of the lack of land use/developmental square footage information. CDOT may require a Traffic Impact Study (TIS) for this site once a detailed site plan is submitted and the number of trips generated by the proposed development is determined.

CATS. CATS did not comment on this petition.

Storm Water. The subject property will be required to comply with the adopted Post Construction Controls Ordinance.

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

Outstanding Issues

Land Use. This petition is consistent with the adopted land use plans for the area.

Site plan. Although CDOT has requested that the petitioner address several issues, this is a conventional petition with no associated site plan.