



REQUEST	Current Zoning: I-1(CD) LWPA, light industrial, conditional, Lake Wylie Protected Area Proposed Zoning: I-1(CD) SPA LWPA, light industrial, conditional, site plan amendment, Lake Wylie Protected Area
LOCATION	Approximately 95.59 acres located at the intersection of Beltway Boulevard and Reeves Ridge Drive.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a site plan amendment to remove the undisturbed designation from the 100-foot Class A buffer.
Property Owner	Beltway Properties, LLC
Petitioner	Beltway Properties, LLC
Agent/Representative	Campco Engineering, Inc.
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend WITHDRAWAL of this petition.
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VOTE	Motion/Second: Allen/Simmons Yeas: Allen, Griffith, Howard, Locher, Simmons and Walker Nays: None Absent: Rosenburgh Recused: None
ZONING COMMITTEE DISCUSSION	Staff noted that the petitioner has requested to withdraw the petition.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

Proposed Request Details

- The site plan accompanying this petition contains the following provisions:
- A 100-foot Class A buffer provided abutting residential zoning and land uses.
- All access to the site through the adjoining Beltway Business Park.
- Buffers reduced by 25 percent if a berm is provided.
- A 100-foot building setback maintained along corresponding buffer areas.
- Maximum building height of 60 feet.
- Roof top mechanical equipment to be screened.
- Detached lighting shielded with full cut-off fixtures.
- Minimum 17.5 percent tree save area provided.
- Underground drainage allowed within the buffer.

Public Plans and Policies

The *Northwest District Plan* (1990) recommends office and industrial land uses for the subject property.

This petition is consistent with the *Northwest District Plan*.

STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the General Development Policies.

Protects/restores environmentally sensitive areas and minimizes impacts to the city's tree canopy by providing a 17.5 percent tree save area.

OUTSTANDING ISSUES

The petitioner should:

1. Show and label the 35-foot Post-Construction buffers.
 2. Note that only the interior 50 feet of the 100-foot Class A buffer can be disturbed.
 3. Note that buffer may not be reduced with a berm where the resultant berm will be lower than six feet above grade at the property line.
 4. Note that drainage areas located in the buffer may be planted over with grass as long as the required number of trees and shrubs is met.
 5. Note that the drainage areas may only cross the buffer at a minimum 75 degree angle.
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Attachments Online at www.rezoning.org

Application Form
CATS Review
CDOT Review
Charlotte Fire Department Review
Community Meeting Report
LUESA Review
Pre-Hearing Staff Analysis
Site Plan
Storm Water Review

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