
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Northwest District Plan</i> .
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.

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.

- **Existing Zoning and Land Use**

The subject property is zoned I-1(CD) for a business park and is currently vacant. Properties to the north and east are zoned R-3 and developed with single family homes or vacant. Properties to the west and south are zoned R-MH and I-1 and are occupied by manufactured homes, light industrial uses and vacant lots.

- **Rezoning History in Area**

The subject property was rezoned in 2006, 2005 and 1998 to I-1(CD) LWPA as part of the Beltway Business Park. Approximately 27 acres east of Sam Wilson Road were rezoned to I-1(CD) in 2007. Several properties east of Moores Chapel Road and on the north side of Performance Road were rezoned for light industrial uses in 2001 and 1999.

- **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*.
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PUBLIC INFRASTRUCTURE (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
CATS Review
CDOT Review
Community Meeting Report
LUESA Review
Site Plan
Storm Water Review

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