

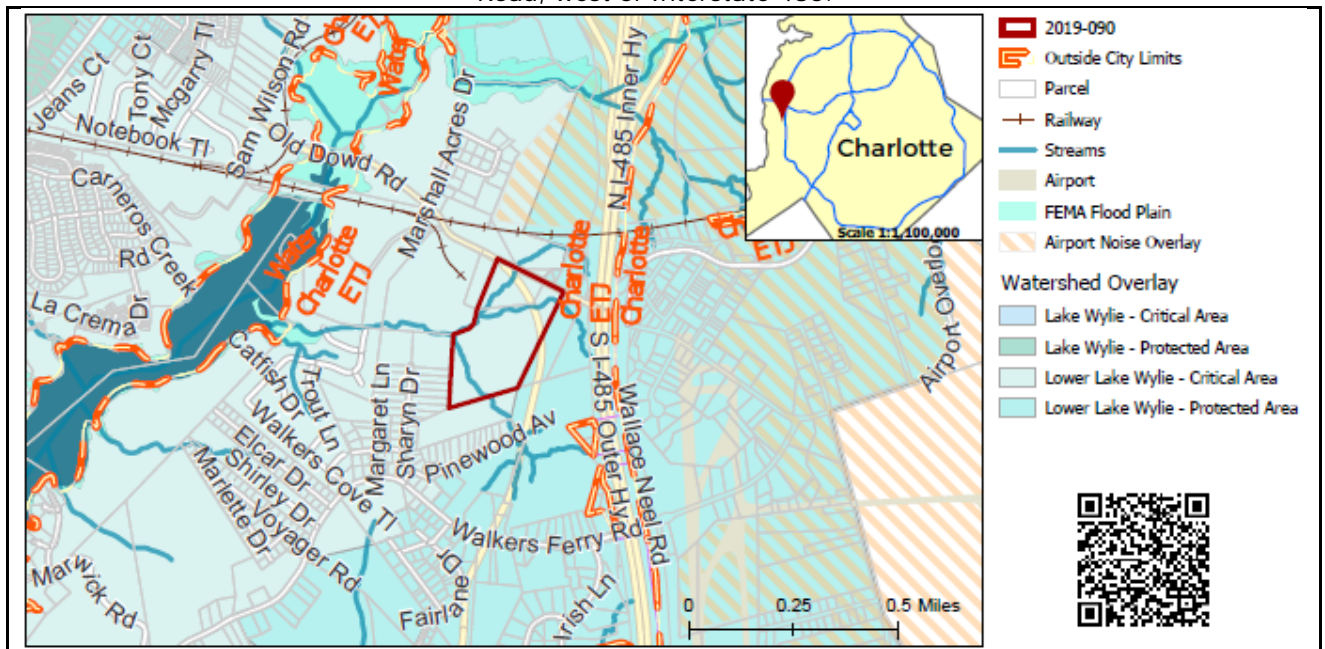
REQUEST

Current Zoning: R-3 (single family residential) and R-MH LLWCA (residential manufactured housing, lower lake wylie watershed overlay, critical area)

Proposed Zoning: I-2(CD) LLWCA (general industrial, conditional, lower lake wylie watershed overlay, critical area) with five-year vested rights

LOCATION

Approximately 34.6 acres located on the south side of Old Dowd Road, west of Interstate 485.



SUMMARY OF PETITION

The petition proposes to develop the site to allow a contractor office with accessory storage along with other limited I-2 uses including truck terminals.

PROPERTY OWNER

Katherine F. Donahue & Issac St. Claire Freeman

PETITIONER

Culp Road Materials, LLC, Kojo Sapon

AGENT/REPRESENTATIVE

R. Susanne Todd, Johnston, Allison & Hord

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

Plan Consistency

The petition is **inconsistent** with the office/retail/light industrial land uses and the single family residential land use up to 4 DUA recommended for portions this site as per the *Dixie Berryhill Strategic Plan*.

Rationale for Recommendation

- The proposed land use, while technically inconsistent with the land use recommendations, is compatible with the existing land uses in the area.

- The site is adjacent to and across the street from heavy industrial uses zoned I-2.
- The request is consistent with the Airport Area Strategic Development Plan (AASDP) providing compatible industrial development around the Airport.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from current office/retail/light industrial and single family residential to industrial use for the site.

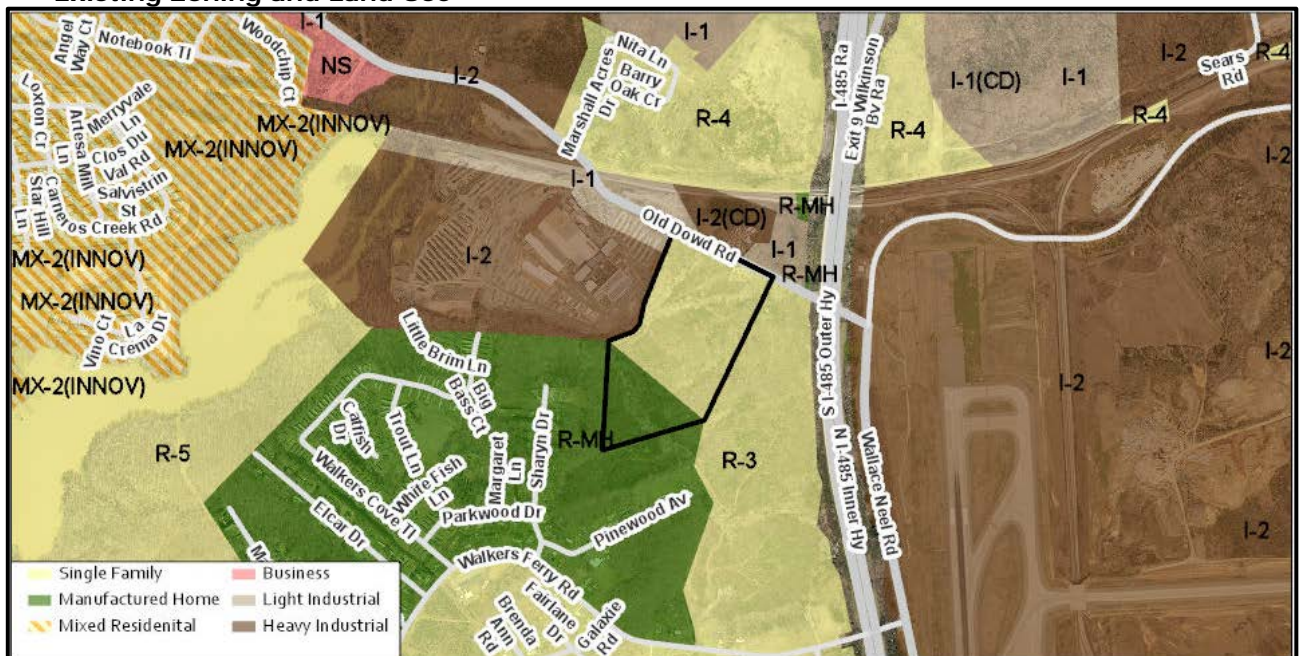
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows site to be developed with a contractor's office and other limited uses permitted within the I-2 zoning district.
- Constructs a 12-foot multi-use path and 8-foot planting strip along Old Dowd Road.
- Conveys 55 feet of road right of way along the site's Old Dowd Road frontage and installs a turn lane.
- Establishes a 100-foot Class A buffer along the southern and eastern property line adjacent to residential zoning.
- Maintains a 100-foot SWIM buffer that bisects the southern portion of the property.
- Prohibits the following I-2 uses:
 - Agricultural Industries
 - Adult Establishments
 - Foundries
 - Junkyards
 - Lumber Mills
 - Medical Waste Disposal Facilities
 - Petroleum storage facilities
 - Landfills – Sanitary, C&D, Land Clearing & Inert Debris
 - Solid waste transfer stations
 - Waste incinerators
 - Waste water treatment plants (New privately owned or operated for domestic waste requiring NPDES Permit)
 - Petroleum contaminated soils, treatment or disposal
 - Sludge applications

• Existing Zoning and Land Use



The subject property is mostly undeveloped wooded land. The adjacent land uses include heavy industrial, trucking, vacant land, and manufactured housing.



The subject property is mostly undeveloped wooded land. There is one single family house on the property.



The properties to the north are either undeveloped vacant land or a trucking use.



The property to west is heavy industrial. The subject property is marked with a red star.

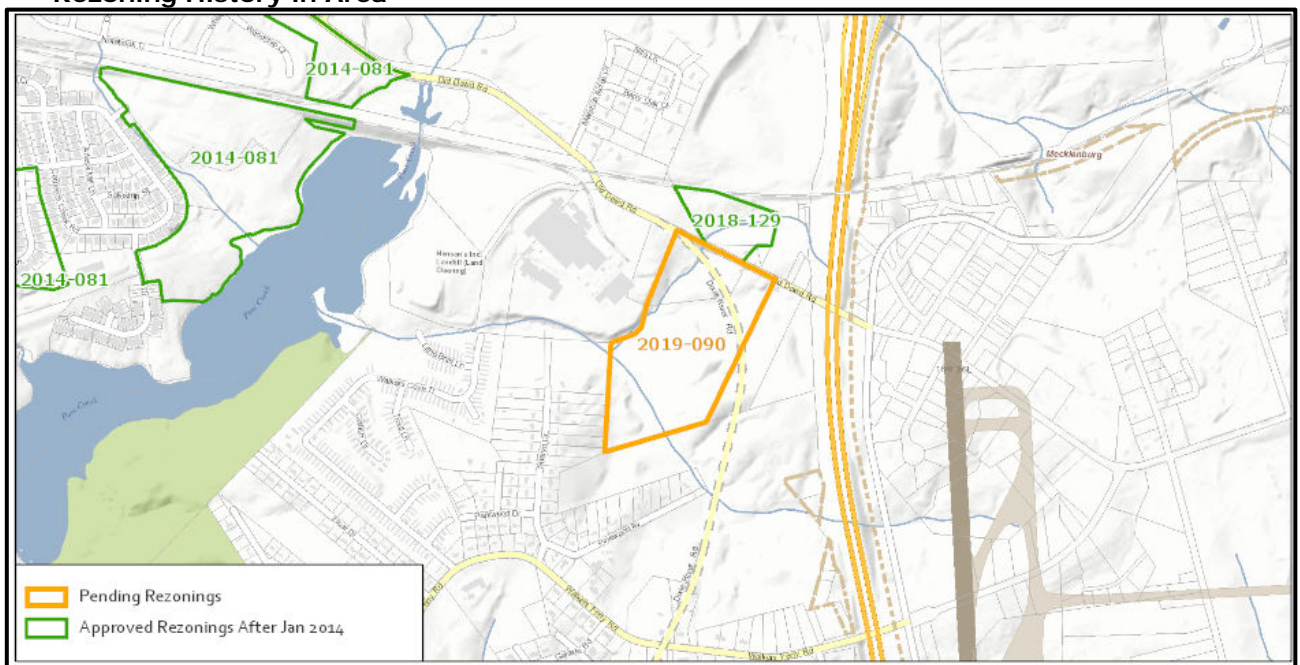


The properties to the south are a manufactured housing development.



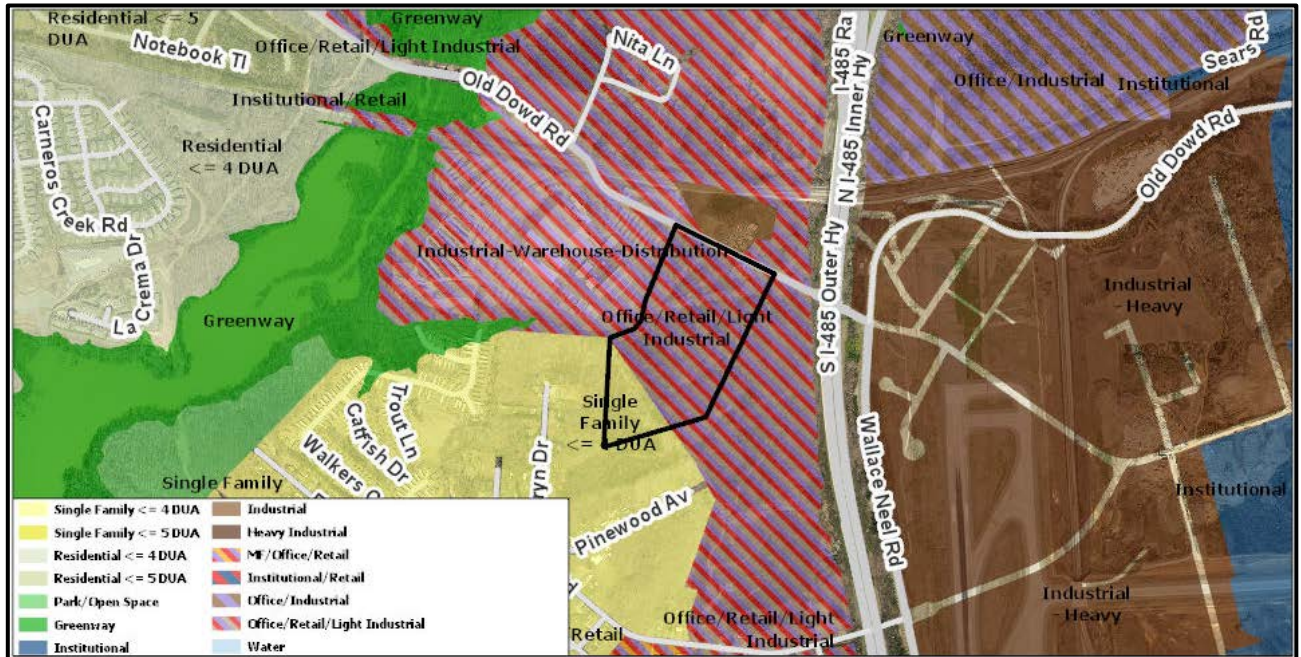
The property to the east is undeveloped vacant land.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-081	Site plan amendment to allow the modification of development standards for density, lot widths and sizes, transportation improvements, and proposed street cross sections for an extensive mixed-use development.	Approved
2018-129	Rezoned site to allow a concrete manufacturing facility.	Approved

- **Public Plans and Policies**



- The *Dixie Berryhill Strategic Plan* (2003) recommends Office/Retail/Light Industrial uses for the majority of the site, and single family up to 4 DUA for the remaining portion.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare outside the City limits. The site plan commits to dedication of right-of-way for the future Old Dowd Road realignment and multi-use path across the site frontage. See Outstanding Issues, Note 1 and 2.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 1,070 trips per day (based on 103 dwellings).
Proposed Zoning: 870 trips per day (based on 519,000 SF warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Old Dowd Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Dowd Road.
 - No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** See Outstanding Issues, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

REQUESTED TECHNICAL REVISIONSTransportation

1. Revise the site plan and conditional note(s) to construct a left turn lane on Old Dowd Road into the development.
 - a. TECHNICAL CORRECTION: Revise conditional note "C" under Transportation to read:
Petitioner shall provide a left turn lane within the right of way on Old Dowd Road at the site's proposed access point. In the event the property across the Old Dowd Road has installed a center two-way turn lane across the site frontage as required by approved rezoning petition 2018-129, the left turn lane would not be required.
2. Revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

Environment

3. Clearly show tree save area location and calculations on site map. Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 34.6 acres = 5.19 acres tree save area. Tree save area must be 30' feet minimum width. Must contain existing healthy trees.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967