

REQUEST

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie watershed protected area)
Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie watershed protected area)

LOCATION

Approximately 1.27 acres located on the north side of West Pointe Drive, east of Sam Wilson Road, north of Interstate 85



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-1 (light industrial) district for the development of a vacant parcel in west Charlotte.

PROPERTY OWNER

DJ Family Farms LLC

PETITIONER

DJ Family Farms LLC

AGENT/REPRESENTATIVE

Moore Van Allen, Bridget Grant, Dujuana Keys, and Jeff Brown

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Catawba Area Plan* office/industrial-warehouse-distribution land use recommendation for this site.

Rationale for Recommendation

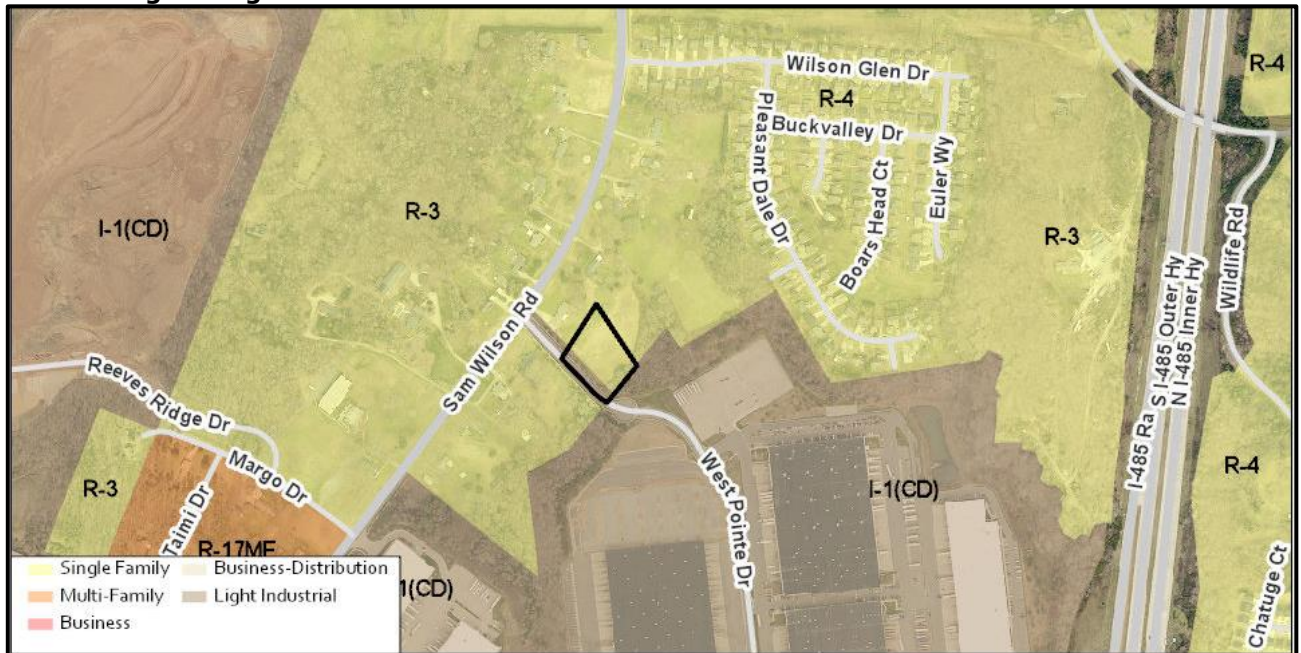
- The petition is consistent with the industrial land use recommendation for the site and surrounding area.
- The site is within a Growth Corridor, as per the Centers, Corridors and Wedges Growth Framework; which are locations for higher intensity economic activity such as industrial development.
- The site is adjacent to existing residential development and similar zoned property under the I-1 zoning district.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations, and uses in the I-1 zoning district.

- **Existing Zoning and Land Use**



The subject property is undeveloped vacant land. The adjacent land uses include single family residential and industrial uses.



The subject property is undeveloped vacant land.



The property to the south is developed with a single family house.



The property to the west is developed with a single family house.

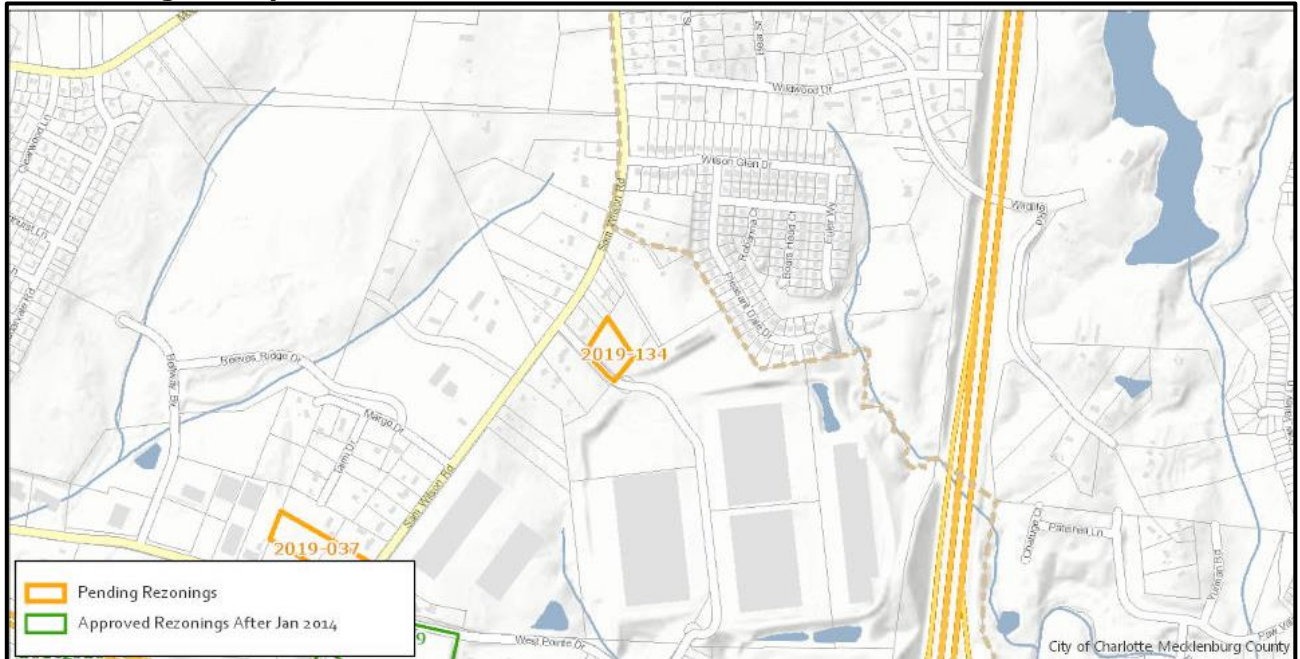


The property to the north is undeveloped single family land. The subject property is marked with a red star.



The property to the east is developed with an industrial park. The subject property is marked with a red star.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-037	The petition proposes to rezone site to all uses allowed in the B-2 zoning district.	Pending

- Public Plans and Policies**



- The *Catawba Area Plan* (2010), recommends office/industrial-warehouse-distribution land uses for this site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is on a local street near the intersection with a minor thoroughfare (Sam Wilson Road). There is existing curb and gutter and approximately 4-foot planting strip and 5-foot sidewalk along West Pointe Drive. CDOT will work with the petitioner during permitting to determine driveway locations.
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 30 trips per day (based on 3 dwellings).
 - Proposed Zoning: 70 trips per day (based on 12,700 SF warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 335 feet east of the rezoning boundary along Sam Wilson Road. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services for more information regarding access to water system connections.

Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 2043 feet southeast of the rezoning boundary along Sam Wilson Road. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services for more information regarding accessibility to sewer system connections.
- No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: Lisa Arnold (704) 336-5967