

REQUEST	Current Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area) Proposed Zoning: I-2(CD) SPA LLWPA (general industrial, conditional, site plan amendment, Lower Lake Wylie Protected Area)
LOCATION	Approximately 7.713 acres located east of Toddville Road between Brooktree Drive and CSX Way. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to modify an approved conditional site plan to allow all uses permitted in the I-2 (general industrial) zoning district on vacant land located in proximity to the CSX Railroad, and north of the intersection of Toddville Road and Freedom Drive.
PROPERTY OWNER	Tar Heel Road, LLC
PETITIONER	DC Property, LLC
AGENT/REPRESENTATIVE	John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environmental concerns. <u>Plan Consistency</u> The petition is consistent with the adopted heavy industrial future land use, per the <i>Northwest District Plan</i>, as amended by rezoning petition 1994-077. <u>Rationale for Recommendation</u> • The site is located within the Mt. Holly Road/Brookshire Boulevard Industrial Activity Center per the <i>Centers, Corridors and Wedges Growth Framework</i>. • The site is already zoned I-2 (heavy industrial) and the current site plan allows warehouse and office uses. • This proposal is for a site plan amendment to the current industrial site plan and will allow a single industrial building and parking/outside storage, consistent with the Activity Center location and heavy industrial recommendation per the <i>Northwest District Plan</i>. • The site is adjacent to residential development to the south, but will be separated from the abutting residential by an 88-foot wide buffer.
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PLANNING STAFF REVIEW

• Proposed Request Details

The site plan amendment contains the following changes:

- Allows a maximum 30,000 square foot building devoted to uses as permitted in the I-2 (general industrial) zoning district with associated parking and outside storage on approximately 7.713 acres.
- Permits a maximum of 4,500 square feet of gross floor area of the principal building to be devoted to office uses.
- Allows a maximum of one principal building on the site.
- Limits building height to 40 feet.
- Depicts building, parking, and outside storage envelopes.
- Establishes a 75-foot building and parking setback along the northern boundary.
- Notes that prior to issuance of a certificate of occupancy for the principal building to be constructed on the site, the petitioner will construct the half cross section of Toddville Road, consisting of pavement widening 21 feet from the existing centerline, curb and gutter, an eight-foot wide planting strip, and eight-foot wide sidewalk.

- Requires that any transportation improvements be constructed and approved prior to the issuance of the certificate of occupancy for the principal building.
- Proposes a minimum of 30% masonry products, such as brick or stone, for the ground floor façade facing Toddville Road.
- Avoids expanses of blank walls greater than 20 feet in all directions with utilization of architectural features such as, but not limited to, banding, windows, medallions or design features or materials.
- Provides a minimum 88-foot wide “Class A” buffer along the southern boundary line of the site, and along a portion of the northern boundary line of the site. Notes that in the event an adjacent parcel of land is either rezoned to a zoning district or to a use that eliminates or reduces the buffer requirements on the site, that the buffer may be reduced or eliminated accordingly.
- Limits height of freestanding lighting to a maximum of 31 feet.
- **Existing Zoning and Land Use**
 - The rezoning site is currently vacant and is part of a larger 20.48-acre tract rezoned from I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area) to I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area) via petition 1994-077 to allow up to 70,000 square feet of warehouse and 10,000 square feet of office. The site is generally surrounded by residential development, office/warehouse uses and vacant land.
 - North of the site are single family homes and office/warehouse uses zoned I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area).
 - To the east is a parking area associated with an existing office/warehouse use to the northeast, and office/warehouse uses zoned I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area), I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area).
 - South of the site are single family homes, townhomes, and multi-family residential units zoned R-5 LLWPA (single family residential, Lower Lake Wylie Protected Area) and R-17MF LLWPA (multi-family residential, Lower Lake Wylie Protected Area).
 - To the west are single family homes and office/warehouse uses zoned R-4 LLWPA (single family residential, Lower Lake Wylie Protected Area), I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area) and I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area).
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2017-029 was part of a larger 20.48-acre tract rezoned from I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area) to I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area) via petition 1994-077 to allow up to 70,000 square feet of warehouse and 10,000 square feet of office.
 - Approval of petition 2016-057 rezoned approximately 16.50 acres located on the west side of Toddville Road, north of Freedom Drive, from R-17MF LLWPA (multi-family residential, Lower Lake Wylie Protected Area) to I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area), with five-year vested rights, to allow an offsite parking lot expansion south of the existing FedEx ground facility.
- **Public Plans and Policies**
 - The adopted future land use for this site is heavy industrial as per the *Northwest District Plan* (1990) as amended by rezoning petition 1994-077.
 - The site is located within the Mt. Holly Road/Highway 16 Industrial Activity Center, per the *Centers, Corridors and Wedges Growth Framework*.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a minor thoroughfare and the current site plan commits to construction of the desired cross section along Toddville Road to accommodate a multi-modal transportation system. Additionally, the current site plan establishes a 75-foot building setback line, as measured from the site’s northern property line, to accommodate a possible future extension of Tar Heel Road by others. CDOT continues to request relocation of the proposed driveway on Toddville Road to align or to be offset properly with a planned driveway on the west side of Toddville Road.
 - See Outstanding Issues, Note 1.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 0 trips per day (based on petition 1994-077; staging/storage area).
 - Proposed Zoning: 215 trips per day (based on 25,500 square feet of warehouse uses and 4,500 square feet of office uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** In relation to the parcel under review, Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water main located along Toddville Road. Charlotte Water currently does not have sewer system availability for the parcel under review. The closest available sewer main is approximately 425 feet south of parcel 05708104 on Toddville Road. The applicant should contact Charlotte Water New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** Groundwater and Wastewater Contamination records indicate a contamination site(s) exist on, or within, 1,500 feet of the properties included in the petition. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In an ARGU where municipally supplied water is available, water supply wells for water supply, irrigation or open loop geothermal systems may not be permitted or constructed on or within 1,000 feet of contamination sites. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESTransportation

1. The petitioner should revise the site plan to properly locate the site's proposed Toddville Road driveways relative to FedEx Expansion's proposed driveways as shown on the current construction plans on tax parcels 05713137 and 05713121.

Environment

2. It appears a buffer encroachment may be necessary to provide non-erosive stormwater discharge at the southern corner of the site (natural site discharge point). Petitioner should consider modifying Note E4 to allow for a limited buffer encroachment for this purpose.

REQUESTED TECHNICAL REVISIONS

3. The site plan should show the future expansion of Tar Heel Road and preserve the land for the extension.
 4. Remove the note regarding the elimination of the buffer if it is no longer needed due to the use or zoning of the adjacent property.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782