

June 29, 2017

REQUEST	Current Zoning: R-3 (LWPA) (single family residential, Lake Wylie Protected Area) Proposed Zoning: O-1 (LWPA) (office, Lake Wylie Protected Area)
LOCATION	Approximately 0.19 acres located at the northeast intersection of Overbrook Trail and Lakebrook Road and south of Interstate 85. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow all uses in the office district on a small lot that is currently developed with a single family structure and bounded by Interstate 85 to the north and surrounded by low density residential development and a boat and recreational vehicle sales facility.
PROPERTY OWNER	Courtney E. Parker
PETITIONER	Courtney E. Parker
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	The Zoning Committee found this petition to be inconsistent with the <i>Dixie Berryhill Strategic Plan</i>, based on information from the staff analysis and the public hearing, and because: • The plan recommends single family residential land uses, at up to four dwelling units per acre. However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: • The <i>Dixie Berryhill Strategic Plan</i> recommends single family residential at up to four dwelling units per acre for the subject property; and • While the proposed use is not residential, it will allow the reuse of a small lot that is situated between a recreation vehicle sales facility and Interstate 85; and • The size and location of the site limit the intensity and impact of the development on the residential properties in the immediate area and therefore eliminates the need for a conditional site plan; By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Fryday)
ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Fryday/Wiggins Yeas: Fryday, Lathrop, McClung, Spencer, Watkins, and Wiggins Nays: None Absent: Majeed Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this conventional request to the Committee and noted that it is inconsistent with the <i>Dixie Berryhill Strategic Plan</i> , however appropriate due to its size and location. There was no further discussion of this 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**

This is a conventional rezoning petition with no associated site plan. All the standards, regulations and uses in the O-1 (office) district will apply. Uses allowed in the O-1 (office) district include barber and beauty shops, dwellings, medical clinics, and offices.

- **Public Plans and Policies**

- The *Dixie Berryhill Strategic Plan* (2003) recommends single family residential up to four dwelling units per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site is along a local street and is anticipated to generate a marginal increase in daily vehicle trips.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on one dwelling).
 - Entitlement: 20 trips per day (based on one dwelling).
 - Proposed Zoning: 70 trips per day (based on 1,900 square feet of office use).

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:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Lakebrook Road. Charlotte Water currently does not have sewer system availability for the parcel under review. (Note: The property is currently served by a well and septic tank.)
 - **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site must comply with Tree Ordinance.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review

- Mecklenburg County Park and Recreation Department Review
- Transportation Review

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