

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

Monday, November 16, 2020

Electronic Regular Meeting Hosted From Room 267

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Julie Eiselt
Council Member Dimple Ajmera
Council Member Tariq Bokhari
Council Member Ed Driggs
Council Member Larken Egleston
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member Matt Newton
Council Member Victoria Watlington
Council Member Braxton Winston II*

ACRONYMS

Zoning District Acronyms

- **B-1** – neighborhood business
- **B-2** – general business
- **B-1SCD** – business shopping center (old district)
- **BD** – distributive business
- **BP** – business park
- **CC** – commercial center
- **HW** – hazardous waste
- **I-1** – light industrial
- **I-2** – general industrial
- **INST** – institutional
- **MUDD** – mixed use development
- **MX-1** – mixed use
- **MX-2** – mixed use
- **MX-3** – mixed use
- **NS** – neighborhood services
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential –up to 4 dua
- **R-5** – single-family residential –up to 5 dua
- **R-6** – single-family residential –up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential– up to 12 dua
- **R-17MF** – multi-family residential– up to 17 dua
- **R-22MF** – multi-family residential– up to 22 dua
- **R-43MF** – multi-family residential– up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research
- **RE-2** – research
- **RE-3** – research
- **TOD** – transit oriented development
- **TOD-CC** – transit oriented development – community center
- **TOD-NC** – transit oriented development– neighborhood center
- **TOD-UC** – transit oriented development –urban center
- **TOD-TR** – transit oriented development –transit transition
- **U-I** – urban industrial
- **UMUD** – uptown mixed use
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential – commercial

Zoning Overlay District Acronyms

- **AIR** – Airport Noise overlay
- **CR/LWW** – Catawba River/Lake Wylie watershed
- **CR/LWWCA** – Catawba River/Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River/Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **LNW** – Lake Norman watershed overlay
- **LNWCA** –Lake Norman watershed –overlay, critical area
- **LNWPA** –Lake Norman watershed – overlay, protected area
- **LLWW** – Lower Lake Wylie watershed overlay
- **LLWWCA** – Lower Lake Wylie watershed – overlay, critical area
- **LLWWPA** – Lower Lake Wylie watershed– overlay, protected area
- **LWPA** – Lake Wylie protected area
- **MILW** – Mountain Island Lake watershed overlay
- **MILWCA** – Mountain Island Lake watershed – overlay, critical area
- **MILWPA** – Mountain Island Lake watershed – overlay, protected area
- **MH** - manufactured home overlay
- **PED** – pedestrian overlay
- **TS** – transit supportive overlay

Miscellaneous Zoning Acronyms:

- **CD** – conditional
- **INNOV** – innovative standards
- **SPA** – site plan amendment
- **O** – optional provisions

Miscellaneous Other Acronyms:

- **CAG** – citizen advisory group
- **CDOT** – Charlotte Department of Transportation
- **FEMA** – Federal Emergency Management Agency
- **LED** – light emitting diode
- **NCDOT** – North Carolina Department of Transportation
- **PCCO** – Post Construction Control Ordinance

REMOTE MEETING

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

2. Follow Up Report

DECISIONS**3. Rezoning Petition: 2019-085 by American Asset Corporation**

Location: Approximately 23.89 acres located on the south side of W. Arrowood Road, west of Whitehall Executive Center Drive. (Council District 3 - Watlington)

Current Zoning: MUDD-O (mixed-use development, optional)

Proposed Zoning: MUDD-O SPA (mixed-use development, optional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

4. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC

Location: Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential) & R-22MF (multi-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

5. Rezoning Petition: 2020-014 by Carolina Builders, LLC

Location: Approximately 3.9 acres located along the eastern side of Erwin Road and north of Tryon Street. (Council District 3 - Watlington)

Current Zoning: R-8 MF (CD) (multi-family residential, conditional)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

6. Rezoning Petition: 2020-049 by The Keith Corporation

Approximately 156.32 acres located on the south side of Interstate 85, east of Moores Chapel Road, and north of Wilkinson Boulevard. (Outside City Limits/closest to District 3 - Watlington)

Current Zoning: R-3 LWPA LWCA (single-family residential, Lake Wylie Protected Area, Lake Wylie Critical Area)

Proposed Zoning: I-2 (CD) LWPA LWCA (general industrial, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

7. Rezoning Petition: 2020-066 by Yoruk Development Company, Inc.

Location: Approximately 3.62 acres located along the north side of Sardis Road, east of Sunnywood Lane, and south of Watergate Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: UR-1 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

8. Rezoning Petition: 2020-089 by Pulte Group, Inc.

Location: Approximately 3.42 acres located on the west side of Briar Creek Road, north of Green Oaks Lane, and east of Wembley Drive. (Council District 1 - Egleston)

Current Zoning: R-22 MF (multi-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

9. Rezoning Petition: 2020-090 by Remount, LLC

Location: Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard. (Council District 3 - Watlington)

Current Zoning: R-22 MF (multi-family residential)

Proposed Zoning: TOD-TR (transit-oriented development - transit transition)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

10. Rezoning Petition: 2020-093 by Griffman Investments, LLC

Location: Approximately 1.41 acres located along the east side of Griffith Street, the west side of LYNX Blue Line, and south of Poindexter Drive. (Council District 3 - Watlington)

Current Zoning: TOD-M (O) (transit-oriented development, mixed, optional)

Proposed Zoning: TOD-UC (transit-oriented development, urban center)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

11. Rezoning Petition: 2020-094 by Childress Klein

Location: Approximately 9.54 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 (CD) (light industrial, conditional) and R-22 MF (multi-family residential)

Proposed Zoning: I-1 (CD) (light industrial, conditional) and I-1 (CD) SPA (light industrial, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee recommended 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

12. Rezoning Petition: 2020-097 by 6800 Solectron Owner, L.P.

Location: Approximately 12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle. (Council District 2 - Graham)

Current Zoning: RE-1 (CD) (research, conditional) and INST (CD) (institutional, conditional)

Proposed Zoning: RE-1 (CD) (research, conditional) and RE-1 (CD) SPA (research, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

13. Rezoning Petition: 2020-098 by AHI 3100, LLC

Location: Approximately 4.18 acres located south of N. Tryon Street and its intersection with E. 36th Street in the NoDa community. (Council District 1 - Egleston)

Current Zoning: B-2 (general business), I-1 (industrial)

Proposed Zoning: TOD-CC (transit-oriented development, community center)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

14. Rezoning Petition: 2020-099 by D. R. Horton

Location: Approximately 20.88 acres located along the southeast side of Mallard Creek Road and north of Morris Estate Drive. (Council District 2 - Graham)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

15. Rezoning Petition: 2020-100 by Delray Ventures, LLC

Location: Approximately 4.9 acres located along the south side of Sharon Amity Road, east of Addison Drive, and west of Water Oak Road. (Council District 5 - Newton)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of technical revisions related to stormwater.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

16. Rezoning Petition: 2020-101 by White Point Paces Partners, LLC

Location: Approximately 4.005 non-contiguous acres between three parcels located in the Optimist Park community in the vicinity of Optimist Hall. (Council District 1 - Egleston)

Current Zoning: TOD-M (O) & I-2 (transit-oriented development, mixed, optional; heavy industrial)

Proposed Zoning: TOD-UC (transit-oriented development, urban center)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

ACTIVE TRANSPORTATION PROJECTS

17. Active Transportation Projects

HEARINGS**18. Rezoning Petition: 2019-180 by John Jolley - Rosegate Holdings, LLC**

Location: Approximately 5.2 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independence Boulevard. (Council District 5 - Newton)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of requested technical revisions related to site plan label and transportation notes.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

19. Rezoning Petition: 2020-037 by City of Charlotte Planning, Design and Development

Location: Approximately 49.3 acres located on both the north and south side of Russell Avenue, west of Interstate 77, north of Oaklawn Avenue. (Council District 2 - Graham)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: R-5 (HDO) (single-family residential, historic district overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

20. Rezoning Petition: 2020-073 by Blue Azalea

Location: Approximately 4.8 acres located along both the north and south sides of Sharon View Road, west of Colony Road and east of Sharon Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: UR-2(CD) 5-year vested rights (urban residential, conditional, with 5-year vest rights).

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues and requested technical revisions related to site/building design, transportation and environment.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

21. Rezoning Petition: 2020-052 by Selwyn Property Group, Inc.

Location: Approximately 1 acre located on the west side of the intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. (Council District 1 - Egleston)

Current Zoning: NS PED (neighborhood services, pedestrian overlay)

Proposed Zoning: MUDD (CD) PED (mixed-use development, conditional, pedestrian overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

22. Rezoning Petition: 2020-013 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.613 acres located on the eastern side of the intersection of Tryon Street and Cama Street, and south of Freeland Lane. (Council District 3 - Watlington)

Current Zoning: R-8 (single-family residential)

Proposed Zoning: UR-C (CD) (urban residential commercial, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation and site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

23. Rezoning Petition: 2020-042 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.236 acres located east of South Tryon Street, south of Tryclan Drive, and west of Dewitt Lane. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: O-1(CD) (office, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation and site and building design.

Attachments

Pre-Hearing Staff Analysis

Site Plan

24. Rezoning Petition: 2020-076 by Green Bird Properties, LLC

Location: Approximately 0.51 acres located at the NE intersection of Parkwood Avenue and Allen Street in the Belmont community. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

25. Rezoning Petition: 2020-105 by Saratoga Asset Management, LLC

Location: Approximately .95 acres located at the eastern corner of the intersection of Seigle Avenue and Van Every Street. (Council District 1 - Egleston)

Current Zoning: MUDD-O (mixed-use development, optional)

Proposed Zoning: UR-C (CD) (urban residential-commercial, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation and site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

26. Rezoning Petition: 2020-113 by Catalyst Capital

Location: Approximately 6.95 acres located along the south side of Wilkinson Boulevard and along the west side of Berryhill Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

Proposed Zoning: TOD-CC (transit-oriented development - community center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

27. Rezoning Petition: 2020-114 by Freedom Drive Terminal, LLC

Location: Approximately 6.01 acres located east of Little Rock Road, north of Fred D. Alexander Boulevard, and south of Old Mount Holly Road. (Council District 3 - Watlington)

Current Zoning: B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

28. Rezoning Petition: 2020-115 by Crosland Southeast

Location: Approximately 2 acres located on the west side of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council District 1 - Egleston)

Current Zoning: B-2 PED (general business, pedestrian overlay)

Proposed Zoning: TOD-UC PED (transit-oriented development - urban center, pedestrian overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

29. Rezoning Petition: 2020-117 by Vulcan Materials Company

Location: Approximately 15 acres located on the east side of Old Nations Ford Road and the south side of Hebron Street. (Council District 3 - Watlington)

Current Zoning: R-17 MF (multi-family residential) and I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

30. Rezoning Petition: 2020-118 by TWG Development

Location: Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood.

Current Zoning: O-1 (CD) (office, conditional)

Proposed Zoning: R-12 MF (multi-family residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

31. Rezoning Petition: 2020-119 by The Maintenance Team, Inc.

Location: Approximately 9.78 acres north of Shopton Road, east of Steele Creek Road, and west of Pinecrest Drive. (Outside City Limits - Closest to District 3 - Watlington)

Current Zoning: R-3 AIR (single-family residential, airport noise overlay)

Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of a requested technical revision related to site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

32. Rezoning Petition: 2020-123 by Collett Properties, Inc.

Location: Approximately 13.22 acres located on the north side of Business Center Drive and Interstate 85 and west of Little Rock Road. (Council District 3 - Watlington)

Current Zoning: R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 (CD) AIR LLWPA (light industrial, airport overlay, Lower Lake Wylie Protected Area).

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, and technical revisions related to environment, and site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

33. Rezoning Petition: 2020-124 by Mission Properties

Location: Approximately 0.33 acres located along the southeast side of Dunloe Street, the southwest side of Sylvania Avenue, west of Tryon Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

34. Rezoning Petition: 2020-148 by Bowman Sumner, LLC

Location: Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road. (Outside City Limits/Adjacent to District 4 - Johnson)

Current Zoning: MX-1 INNOV (mixed use, innovative)

Proposed Zoning: MX-2 INNOV (mixed use, innovative)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan



City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

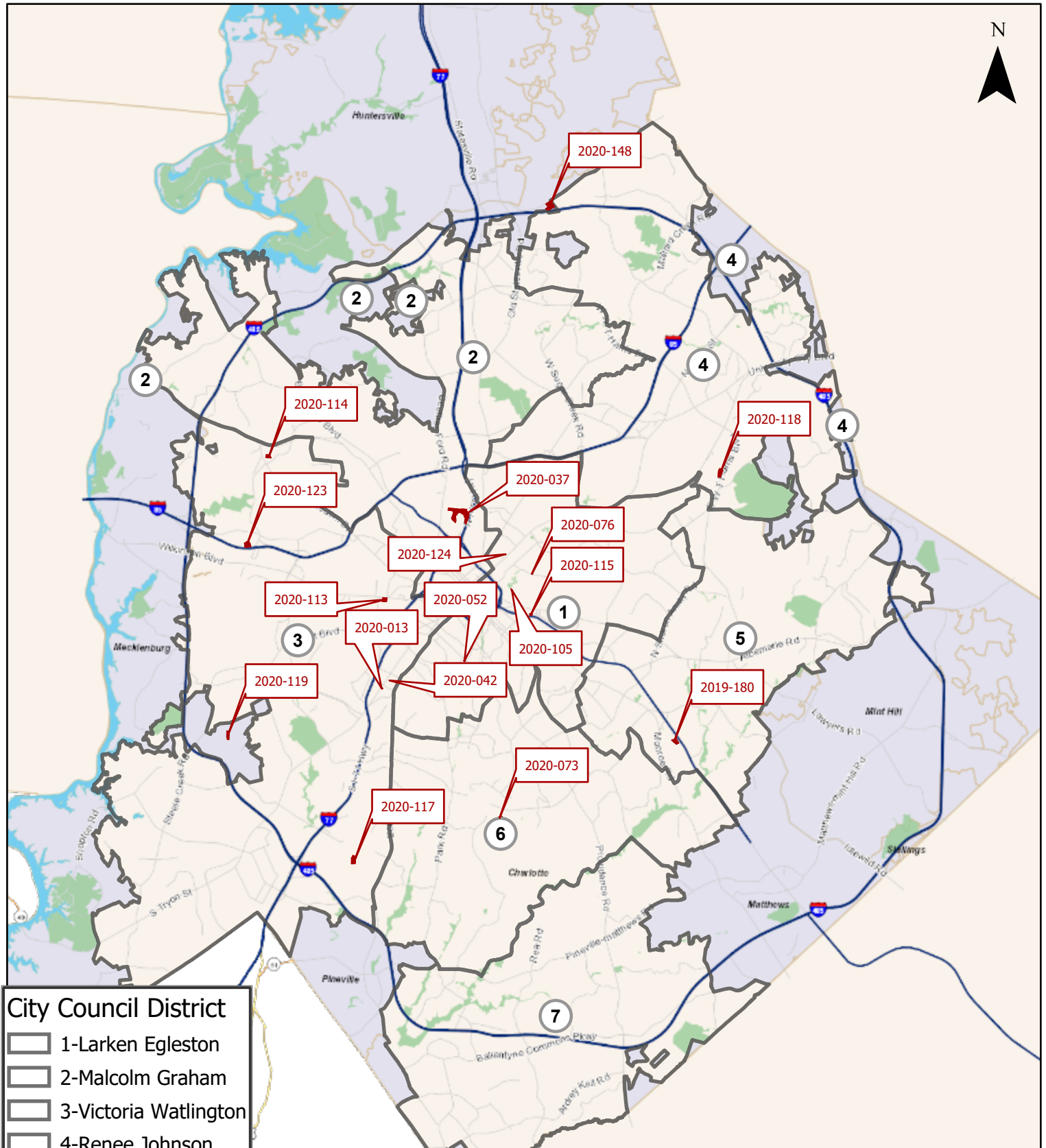
Agenda Date: 11/16/2020








Agenda #: 1. **File #:** 15-14589 **Type:** Dinner Briefing

**5:00 P.M. CITY COUNCIL ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**

November 2020 Rezonings

City of Charlotte, Mecklenburg County



- City Council District**
-  1-Larken Egleston
 -  2-Malcolm Graham
 -  3-Victoria Watlington
 -  4-Renee Johnson
 -  5-Matt Newton
 -  6-Tariq Bokhari
 -  7-Edmund H. Driggs

Map Created 11/12/2020

0 1.75 3.5 7 Miles



City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

Agenda Date: 11/16/2020

Agenda #: 2. **File #:** 15-14590 **Type:** Dinner Briefing

Follow Up Report



City Council Follow-Up Report From the October 19, 2020 Zoning Meeting

2020-049 – The Keith Corporation – Located on the south side of Interstate 86, east of Moores Chapel Road, and north of Wilkinson Boulevard. (Outside City Limits)

Provide an analysis on how additional traffic will impact mobility, and what does it mean for bus and transit?

CDOT Response: To be consistent with *the Centers Corridors and Wedges Growth Framework*, which encourages industrial development near interchanges, the transportation analysis has been reviewed by CDOT in partnership with NCDOT to ensure that road network connectivity and access to the site is conducted under a comprehensive traffic analysis. The site is north of the Amazon CLT2 Distribution Center and in proximity of other industrially zoned properties. The trip generation for the entitlement (existing zoning) daily vehicle trips is at 4,300 and the proposed zoning daily vehicle trips is at 2,465, a decrease of 1835 daily vehicle trips. The calculated 2,465 daily trips generated from this site encumbers all vehicles from passenger cars to heavy trucks in one day. Per CDOT's analysis, an estimated 20% of proposed development traffic, or 493 daily vehicle trips, will be heavy vehicles.

The traffic analysis for the proposed project analyzed 'three' full movement access points and 'four' off-site existing intersections (see image below/next page). A comprehensive Traffic Impact Study will be completed, reviewed and approved by CDOT and NCDOT as a part of the subdivision approval process associated with the Moores Chapel Road realignment. In advance of the TIS processed during permitting, the petitioner has agreed to provide several off-site transportation improvements at various locations. These transportation improvements are in the site conditional notes, 3. Transportation Improvements and Access:

A summary of the improvements includes; a secondary access drive will be provided by extending and improving Lakebrook Road and Centergrove Lane, two existing local roads that will provide access to Sam Wilson Road. The extension of Lakebrook Road will be established as a local industrial street (U-06), at a 65' cross-section, in accordance with USDG and the existing section of Lakebrook Rd. will undergo improvements as well. The petitioner will provide left and right turn lanes on Moores Chapel Road into the site. Per Charlotte WALKS and BIKES, the petitioner will provide a permanent sidewalk utility easement for an 8-foot planting strip and 12-foot multi-use path along the site's frontage of Moores Chapel Road. The multi-use path will be able to accommodate and separate pedestrians and bicyclists from vehicles.

During permitting, CDOT will review more detailed and fully engineered street designs to accommodate multi-modal transportation options, shown in the plan's cross-sections and vehicle types as part of the TIS. On-site wayfinding plan is also encouraged to ensure safe circulation and mobility.



On-site Transportation Improvements

- A. Moore's Chapel Road and Access 'A'
 - New turn lanes and ingress/egress lanes
- B. Lakebrook Road Extension (3,200 feet west of Sam Wilson Road)
 - Future road with a right-of-way cross-section of 60'
- C. Lakebrook Road Extension (4,400 feet west of Sam Wilson Road)
 - Future road with a right-of-way 40' wide cross-section

Off-site Transportation Improvements

- D. Sam Wilson Road and Centergrove Lane (South I-85 Road)
 - New thru lane constructed
- E. Sam Wilson Road (Northbound I-85)
 - New traffic signal installed
- F. Sam Wilson Road (Southbound I-85)
 - New traffic signal installed
 - New right yield lane
- G. Wilkinson Blvd and Old Dowd Road
 - New construction of northbound turn lane

CATS Response:

Bus Service: The major impact is figuring out how to turn buses around once they serve the Amazon site on Old Dowd. Currently the buses use the cul-de-sac loop at the end of Old Dowd to return to Wilkinson. The proposed alignment doesn't seem to provide a quick option to circle back.

Silver Line: The proposed light rail alignment is running along the north side of Wilkinson Boulevard. The typical minimum ROW for the corridor is 70 feet.

Provide a list of industrial sites in the City, ETJ, and/or County that are over 100 acres in size.

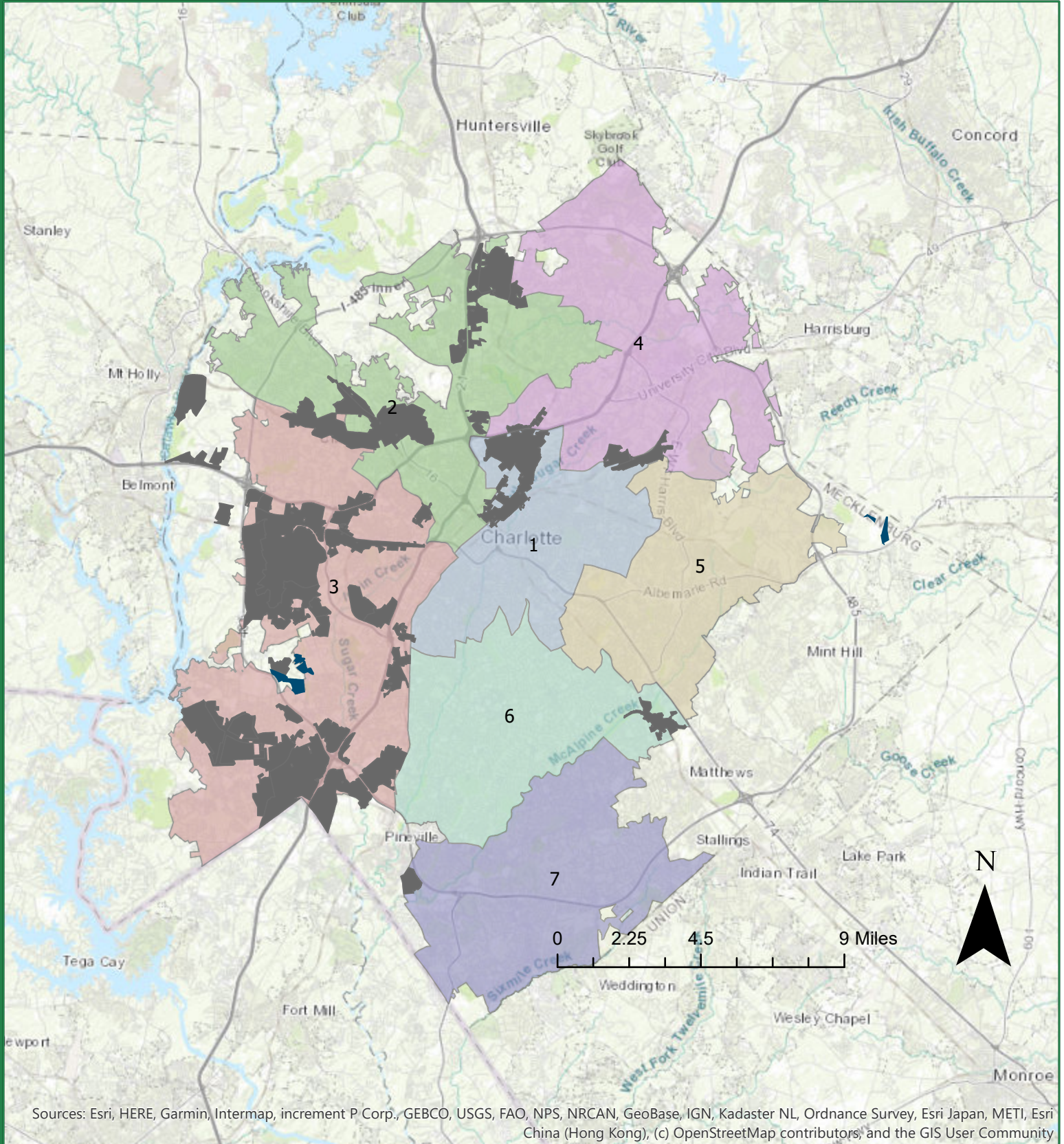
Staff Response: Please see the attached spreadsheet and map showing large industrial sites in the county.

Industrially Zoned Land Over 100 Acres

Number	Zoning Petition Number	Zoning	Overlay	Rezoning Date	Industrial Type	Greenfield	Acres	Within City Limits
1		I-2	AIR		HEAVY INDUSTRIAL		3020	yes
2		I-2	none		HEAVY INDUSTRIAL		2540	yes
3	2008-069	I-2	none	2008-07-21 0:00:00	HEAVY INDUSTRIAL		1931	yes
4		I-2	none		HEAVY INDUSTRIAL		1834	yes
5		I-2	none		HEAVY INDUSTRIAL		1747	yes
6		I-1	none		LIGHT INDUSTRIAL		1355	yes
7		I-2	none		HEAVY INDUSTRIAL		973	yes
8		I-2	none		HEAVY INDUSTRIAL		842	yes
9		I-2	none		HEAVY INDUSTRIAL		743	yes
10		I-2	none		HEAVY INDUSTRIAL		712	yes
11	1993-028(C)	I-2(CD)	none	1993-11-15 0:00:00	HEAVY INDUSTRIAL		605	no
12		I-2	none		HEAVY INDUSTRIAL		564	yes
13		I-2	none		HEAVY INDUSTRIAL		447	yes
14		I-1	none		LIGHT INDUSTRIAL		398	yes
15		I-2	none		HEAVY INDUSTRIAL		381	yes
16		I-1	none		LIGHT INDUSTRIAL		374	yes
17		I-1	none		LIGHT INDUSTRIAL		344	yes
18	2008-046	I-2	none	2008-05-19 0:00:00	HEAVY INDUSTRIAL		340	yes
19		I-1	none		LIGHT INDUSTRIAL		295	yes
20	1993-008(C)	I-1	none	1993-06-21 0:00:00	LIGHT INDUSTRIAL		292	yes
21		I-2	none		HEAVY INDUSTRIAL		291	yes
22		I-2	none		HEAVY INDUSTRIAL		288	yes

23	1996-034	I-1	none	1996-06-24 0:00:00	LIGHT INDUSTRIAL		277	yes
24		I-2	none		HEAVY INDUSTRIAL		227	yes
25		I-2	none		HEAVY INDUSTRIAL		217	yes
26	1985-12(C)	I-1(CD)	none	1985-04-15 0:00:00	LIGHT INDUSTRIAL		214	yes
27	2018-121	I-1(CD)	AIR	2013-04-15 0:00:00	LIGHT INDUSTRIAL	1	204	yes
28	2001-008(C)	I-1	none	2001-06-12 0:00:00	LIGHT INDUSTRIAL		188	no
29		I-1	none		LIGHT INDUSTRIAL		186	yes
30	1999-092	I-1(CD)	none	1999-10-18 0:00:00	LIGHT INDUSTRIAL		172	yes
31		I-1	none		LIGHT INDUSTRIAL		161	yes
32	1989-040	I-1	AIR	1989-06-19 0:00:00	LIGHT INDUSTRIAL		156	yes
33	1985-027(C)	I-1(CD)	none	1985-06-17 0:00:00	LIGHT INDUSTRIAL		152	yes
34	1998-023	I-1	AIR	1998-02-16 0:00:00	LIGHT INDUSTRIAL		151	yes
35		I-2	none		HEAVY INDUSTRIAL		150	yes
36	1999-035(C)	I-1(CD)	AIR	1999-07-13 0:00:00	LIGHT INDUSTRIAL		142	yes
37		I-2	none		HEAVY INDUSTRIAL		132	yes
38	1999-030(C)	I-1(CD)	AIR	1999-07-13 0:00:00	LIGHT INDUSTRIAL		124	yes
39	2017-097	I-1(CD)	AIR	2018-05-21 0:00:00	LIGHT INDUSTRIAL	1	120	no
40		I-1	none		LIGHT INDUSTRIAL		118	yes
41		I-2	none		HEAVY INDUSTRIAL		111	yes
42	2008-069	I-2	AIR	2008-07-21 0:00:00	HEAVY INDUSTRIAL		109	yes
43	2011-023	I-2(CD)	none	2011-06-20 0:00:00	HEAVY INDUSTRIAL	1	108	no
44	2018-025	I-2(CD)	LLWPA AIR	2018-06-18 0:00:00	HEAVY INDUSTRIAL		108	yes
45	1998-047(C)	I-1(CD)	none	1998-11-17 0:00:00	LIGHT INDUSTRIAL		102	no
46		I-1	none		LIGHT INDUSTRIAL		100	yes

Industrial Zoned Parcels > 100 acres



Industrial Zoned Land > 100 Acres

■ Not Vacant

■ Vacant

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