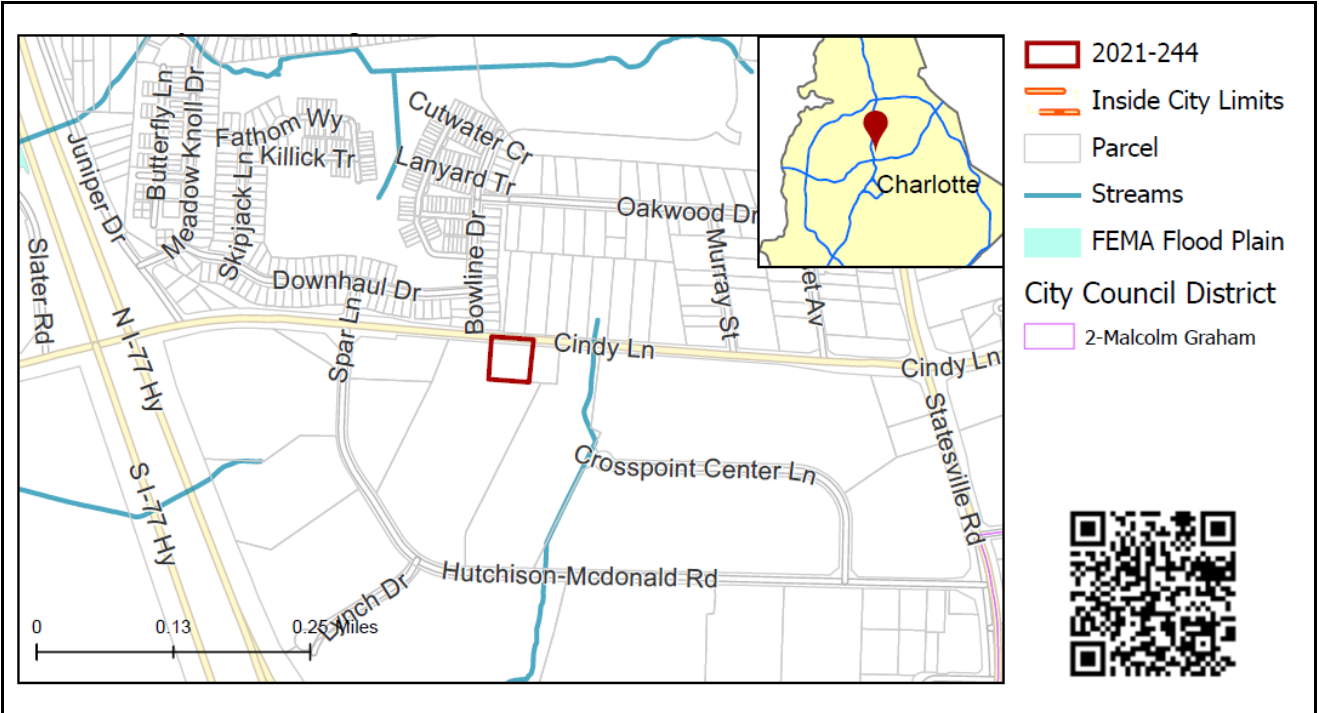


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: I-1(CD) (light industrial, conditional)

**LOCATION**

Approximately 1 acre located on the south side of Cindy Lane near the intersection with Bowline Drive.



**SUMMARY OF PETITION**

The petition proposes to allow development of a vacant, wooded site with contractor offices and accessory storage permitted in the I-1 district.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Emilio Juarez Silva  
Emilio Juarez Silva  
Emilio Juarez Silva

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the Neighborhood 1 Place Type recommendation for the site as per the *2040 Policy Map*.

Rationale for Recommendation

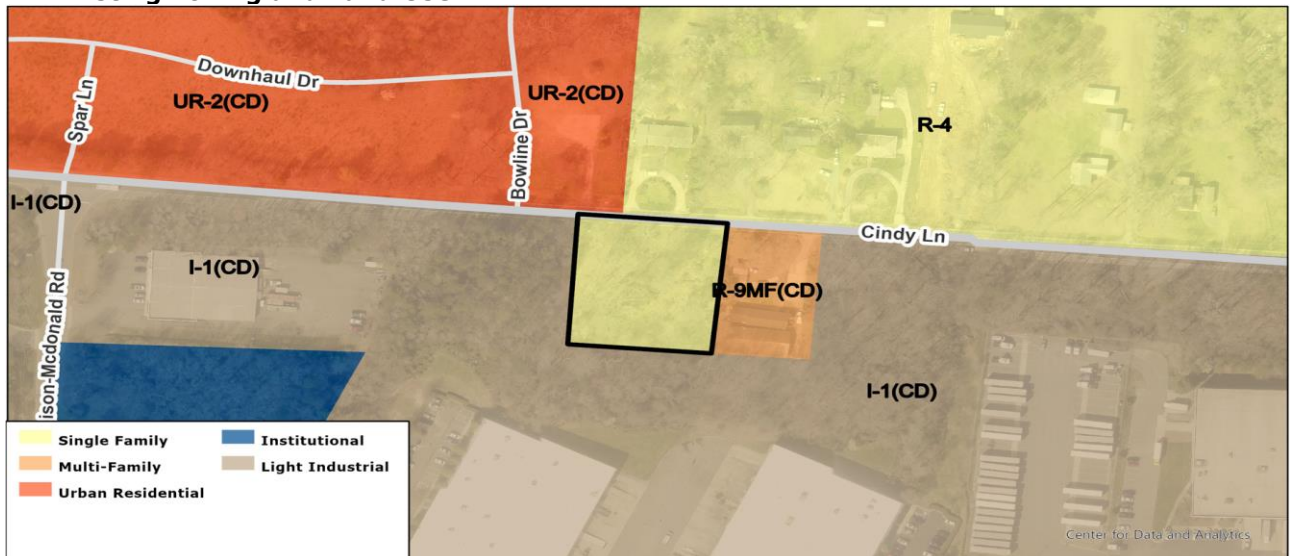
- The petition is inconsistent with the Neighborhood 1 Place Type for this parcel and the adjacent parcel which is recommended for the Neighborhood 2 Place Type. However, the surrounding parcels are recommended for the Manufacturing & Logistics Place Type.
- The majority of the properties on the south side of Cindy Lane near this site are zoned industrial and developed with industrial uses.

- One parcel to the east of this site is developed with residential uses, which will be buffered from industrial development on this site in accordance with zoning ordinance requirements.
- The petitioner has limited the proposed uses on the site to contractor offices with accessory storage as permitted in the I-1 district.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 recommended Place Type to the Manufacturing & Logistics Place Type for the site.

### PLANNING STAFF REVIEW

- **Proposed Request Details**
  - Limits uses solely to contractor's office with accessory storage as permitted in the I-1 zoning district.
- **Existing Zoning and Land Use**



The properties adjacent to this site are primarily zoned for industrial uses. The properties to the north of the site across Cindy Lane and the property immediately to the east are zoned for residential uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4 (single family residential)	N1-B (neighborhood 1 – B)	Neighborhood 1



The site, marked by a red star, is surrounded primarily by industrial uses. The properties across Cindy Lane and the property immediately to the east are zoned for residential uses.



The properties to the north of the site across Cindy Lane are developed with single family residential.



The property to the east of the site is developed with a single family residence.



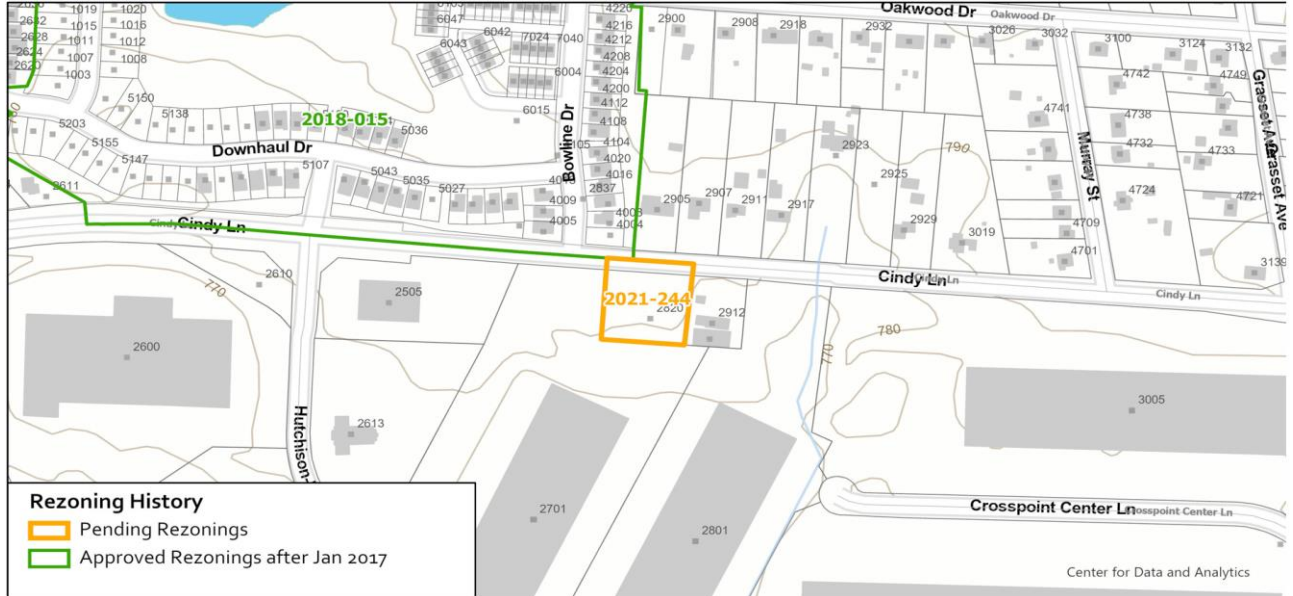
The properties to the south of the site along Hutchinson McDonald Road are developed with industrial uses.





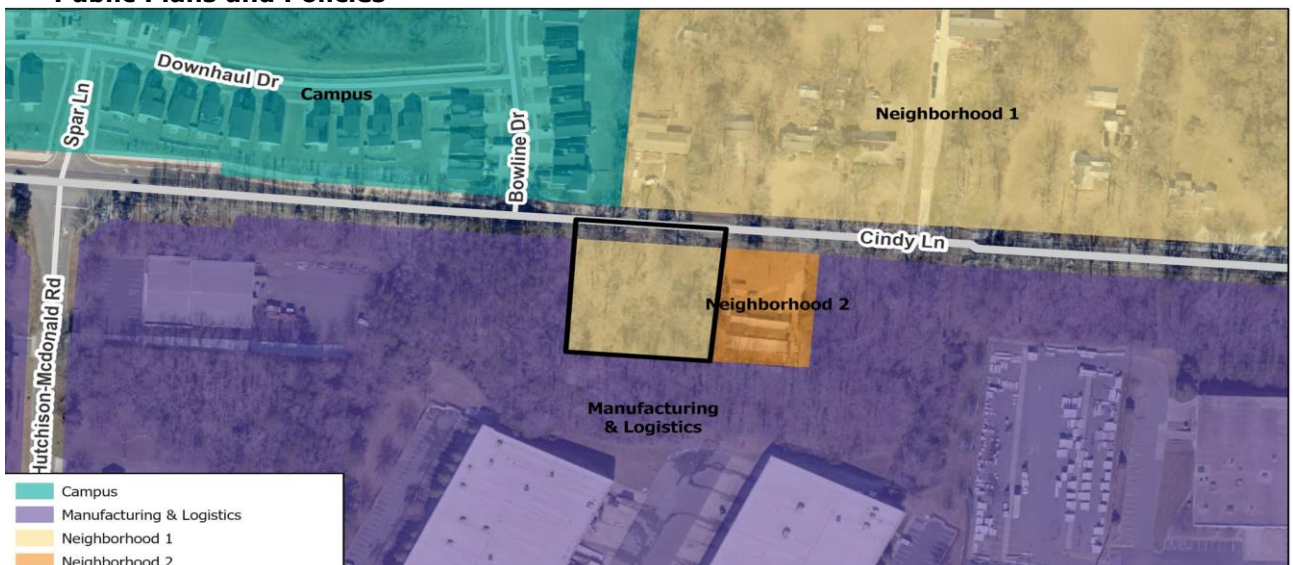
The properties to the west of the site are developed with commercial and industrial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-015	Request to allow up development of up to 168 single family detached residential units and 192 single family attached units.	Approved

• **Public Plans and Policies**



The *Charlotte Future 2040 Policy Map* (adopted 2022) recommends Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located east of the intersection of Cindy Lane, a City-maintained minor thoroughfare and Bowline Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below.
- **Active Projects:**
- No active projects near the site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
- Current Zoning:
  - Existing Use: 0 trips per day (based on vacant land).
  - Entitlement: 40 trips per day (based on 4 single family dwellings).
  - Proposed Zoning: 65 trips per day (based on 10,000 square foot warehouse).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **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 Cindy Ln. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908