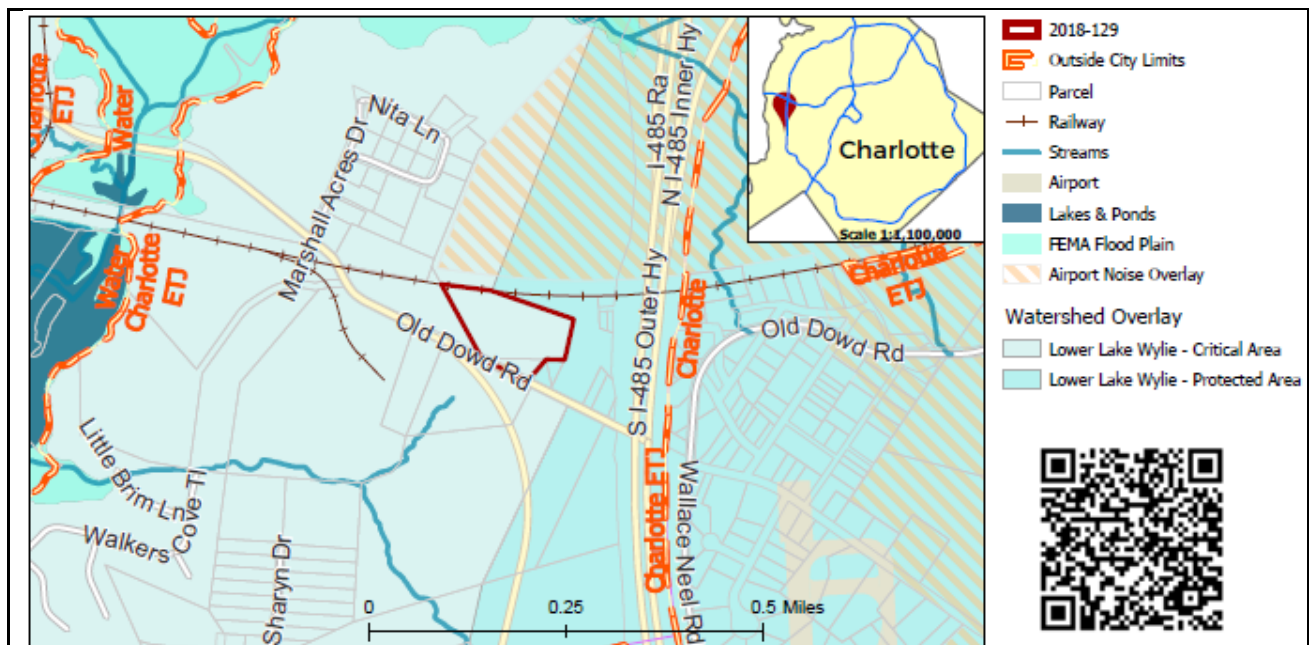


REQUEST

Current Zoning: I-1 LLWCA (light industrial, Lower Lake Wylie Critical Area)
Proposed Zoning: I-2(CD) LLWCA (general industrial, conditional, Lower Lake Wylie Critical Area)

LOCATION

Approximately 7.0 acres located on the north side of Old Dowd Road, west of Interstate 485.
(Outside City Limits)



SUMMARY OF PETITION

The petition proposes to allow a concrete manufacturing facility on land currently used as truck parking and repair located between Old Dowd Road and Sam Wilson Road, west of Interstate 485. The existing facility is being displaced from its existing location as part of the implementation of the *Airport Area Strategic Development Plan*.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING**

Reule Industrial Developers, LLC
Thomas Concrete of Carolina, Inc.
R. Susanne Todd, Johnston Allison & Hord

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the adopted land use of office/retail/light industrial for this site, per the *Dixie Berryhill Strategic Plan*.

Rationale for Recommendation

- The proposed use, while inconsistent with the adopted land use plan, is compatible with the surrounding industrial uses.
- The site is adjacent to an outdoor storage yard for SteelFab Inc., a structural steel manufacturer, whose main factory is located across the street from this site.

- The site is currently being used for auto and truck repairs, and backs up to a rail corridor that includes four active railways used by Norfolk-Southern freight trains, and Amtrak.
- The use of the site for concrete manufacturing, while considered heavy industrial, does not include a large building footprint.
- The request is consistent with the *Airport Area Strategic Development Plan* (AASDP) providing compatible industrial development around the Airport. Further, the Petitioner will be displaced as part of the implementation of the AASDP. This rezoning allows the existing company to relocate within the Airport market minimizing the impact to the business.

The approval of this petition will revise the adopted future land use as specified by the Dixie Berryhill Strategic Plan, from the current recommended office/retail/light industrial use to industrial use for the site.

PLANNING STAFF REVIEW

• **Proposed Request Details**

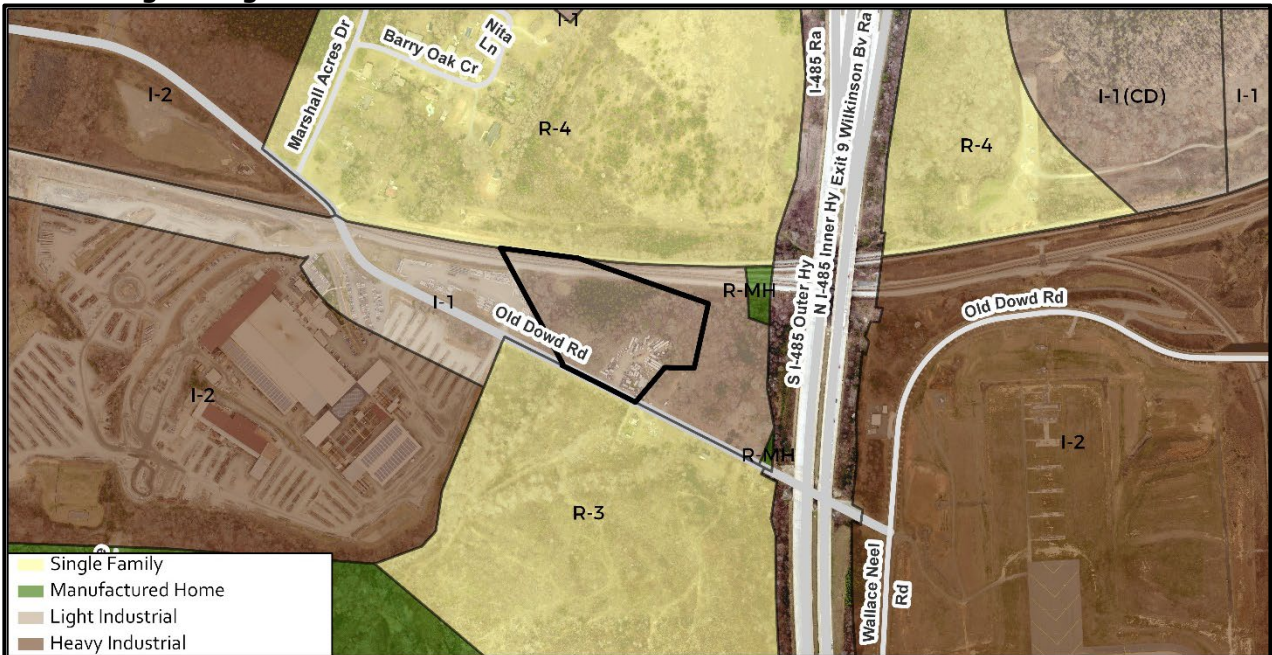
The site plan accompanying this petition contains the following provisions:

- Proposes a concrete manufacturing facility and accessory uses and structures, including outdoor storage, as well as other I-2 except for prohibited uses listed below.
- Prohibits the following uses: agricultural industries; foundries; construction and demolition (C&D) landfills; junk yards; lumber mills; medical waste disposal facilities; petroleum storage facilities with storage capacity of over 200,000 gallons; quarries; sanitary landfills; satellite dish farms; solid waste transfer stations; and waste incinerators.
- Provides a 76-foot wide Class A Buffer along a portion of the north property line.
- Provides a 38-foot wide Class A Buffer along the south property line along Old Dowd Road.

Proposes the following transportation commitments:

- Proposes ~~a minimum of two access points along Old Dowd Road or any other future street~~ **as shown on the site plan.**
- Conveys 41 feet of right-of-way in fee simple along Old Dowd Road as measured from the existing center line, prior to issuance of the site's first building certificate of occupancy.
- Provides a turn lane on Old Dowd Road.
- Notes that for a period of ~~ten~~ **35** years after approval of the rezoning, the petitioner will reserve 55 feet in width for the future realignment of Old Dowd Road, provided the petitioner reserves the right to use the area for parking and maneuvering until construction of the realignment begins.
- Provides an eight-foot planting strip and a 12-foot multi-use path. Petitioner reserves the right to adjust the limits of the multi-use path in order to minimize impacts to existing culverts and other features. Notes multi-use path is provided in lieu of on-street bicycle facilities.

- **Existing Zoning and Land Use**



- The site is currently used for truck repair and storage and is surrounded by vacant and undeveloped land, small pockets of single family residential development, and industrial uses.



The subject property is currently used for truck parking and repair.



Property to the south along Old Dowd Road is developed with a single family home and undeveloped land.



The property to the north along Old Dowd Road is undeveloped.

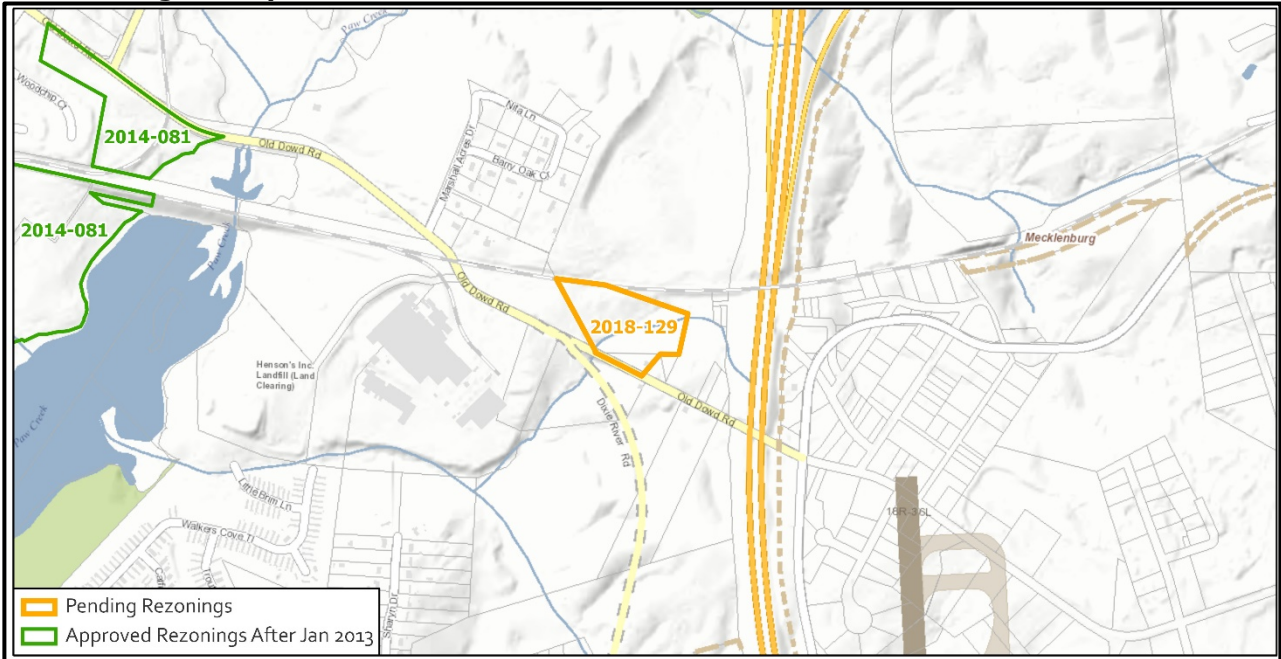


The property to the west along Old Dowd Road is used for outdoor storage by SteelFab.



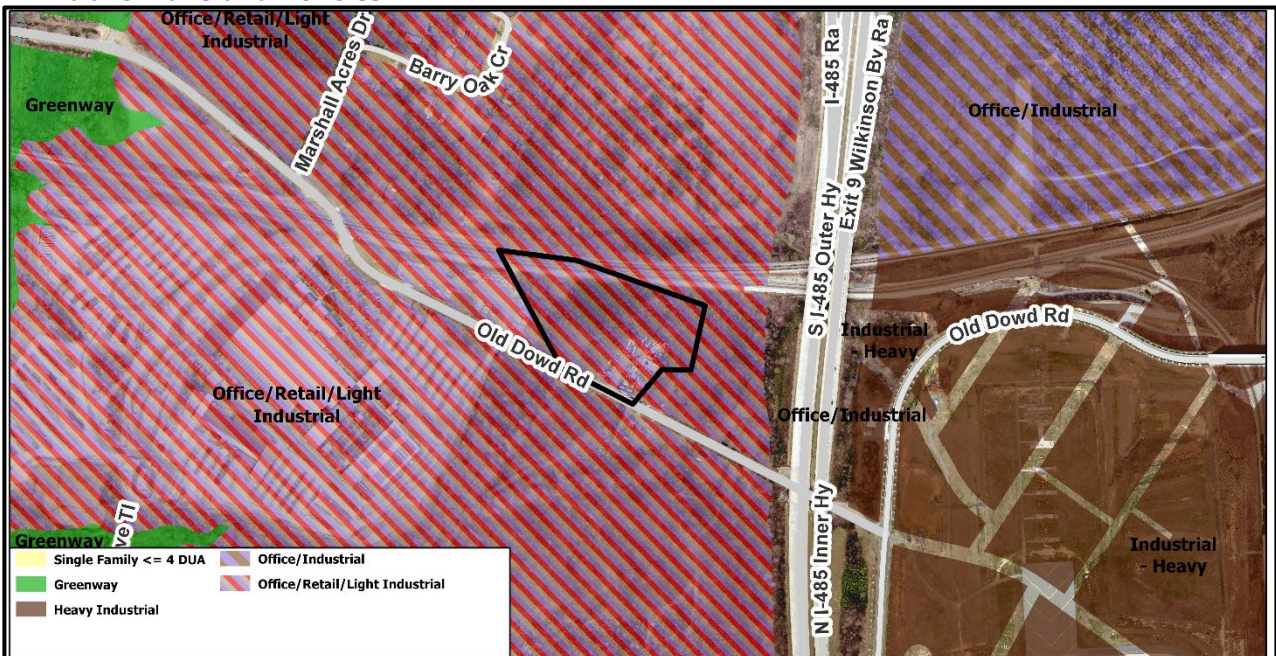
Property to the east along Old Dowd Road is undeveloped.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2014-081	Site plan amendment to allow the modification of development standards for density, lot widths and sizes, transportation improvements, and proposed street cross sections in affiliation with the Vineyards residential development.	Approved

• Public Plans and Policies



- The *Dixie Berryhill Strategic Plan* (2003) recommends office/retail/light industrial uses for this site and surrounding area.
- The *Airport Area Strategic Development Plan* (AASDP) calls for providing compatible industrial development around the Airport. The Petitioner's existing site will be displaced as part of the implementation of the AASDP.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a minor thoroughfare. CDOT is requesting the petitioner change language about guaranteeing multiple accesses until it can be verified that multiple accesses can be safe. CDOT is also requesting the petitioner change language as it relates to right-of-way along Old Dowd Road. ~~Also, CDOT continues to request~~ The petitioner commits to the construction of an eight-foot planting strip and 12-foot Multi-use Path (MUP) for consistency with the Dixie Berryhill Strategic Plan and to complement the requested zoning of I-2. The petitioner also commits to construction of a left turn lane on Old Dowd Road, along with curb and gutter, as illustrated on the site plan.
- ~~See Outstanding Issues, Notes 1-6.~~ Addressed
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 3 trips per day (based on 840 square foot warehouse).
Entitlement: 30 trips per day (based on 7,000 square foot warehouse).
Proposed Zoning: 270 trips per day (based on 7 acres of manufacturing use per site plan).

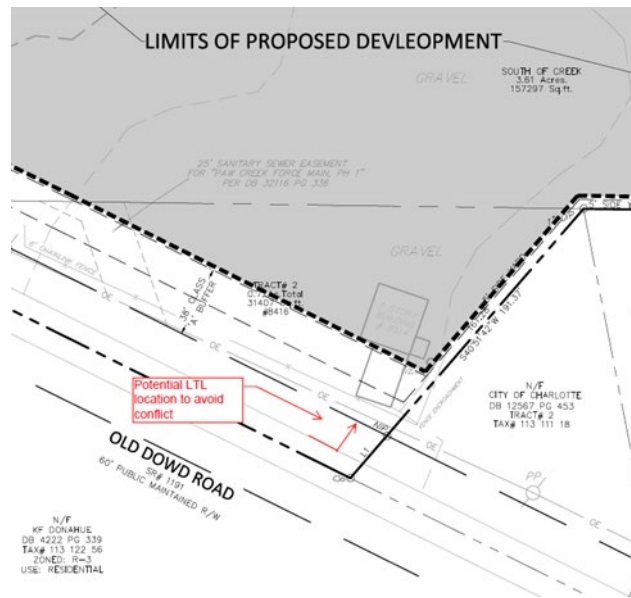
DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** The Aviation Department supports rezoning petition 2018-129. It is consistent with the *Airport Area Strategic Development Plan* (AASDP) providing compatible industrial development around the Airport. Further, the Petitioner will be displaced as part of the implementation of the AASDP. This rezoning allows the existing company to relocate within the Airport market minimizing the impact to the business.
- **Charlotte Fire Department:** Fire hydrant to be within 750 feet of most remote point of building as fire truck travels. Dead end access exceeding 150 feet requires turnaround minimum width of 20 feet. Turn radius 30 feet inside and 40 feet outside.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water currently does not have water system accessibility for the rezoning boundary under review. The closest water distribution main is approximately 240 feet west of the rezoning boundary along Old Dowd Road. The development will need to donate pipeline infrastructure to Charlotte Water to serve this parcel. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Dowd Road.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** Site lies within the Lake Wylie Critical Area and is subject to requirements as set forth on the Critical Watershed Checklist for erosion control.
 - **Land Development:** No comments submitted.
 - **Storm Water Services:** ~~See Outstanding Issues, Note 7.~~ Addressed
 - **Urban Forestry:** ~~See Outstanding Issues, Note 8.~~ Addressed
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Show Multi-Use Path (MUP) extended to property line. Add conditional note stating site commits to constructing planting strip and MUP as generally depicted on site plan.~~ Addressed
2. ~~Revise the site plan and conditional note(s) to construct a left turn lane on Old Dowd Road into the development.~~ Addressed



3. ~~Revise the site plan and conditional note(s) to specify how driveways will function so CDOT can determine if two driveways can be allowed along Old Dowd Road as stated in Transportation conventional notes under "b."~~ CDOT needs further information on site layout in order to determine if both proposed access locations are allowable. **Addressed**
4. ~~Revise conditional note 4.a. to state 55-foot reserved right-of-way is to be dedicated at the such time the city requests and/or project is to be constructed. The petitioner shall revise conditional note 4.a. to remove 10-year time constraint.~~ **Addressed**
5. ~~Revise conditional note 4.b.(1) and 4.b.(2) to remove language stating the site will have minimum of two driveways; this can only be determined after having a site plan and verifying that conditions are safe and allowable between CDOT and NCDOT.~~ **Addressed**
6. ~~The petitioner shall revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk where feasible.~~ **Addressed**

Environment

7. ~~The rezoning plan indicates potential encroachments into the Post Construction Stormwater Ordinance stream buffers. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Please include the following note under Environmental Features: "Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance."~~ **Addressed**
8. ~~Site must comply with the Tree Ordinance.~~ **Addressed**

REQUESTED TECHNICAL REVISIONS

9. ~~Remove Architectural Standards Note 5.b. concerning height standards from the site plan.~~ **Addressed**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte-Douglas International Airport Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Storm Water

- Urban Forestry
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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