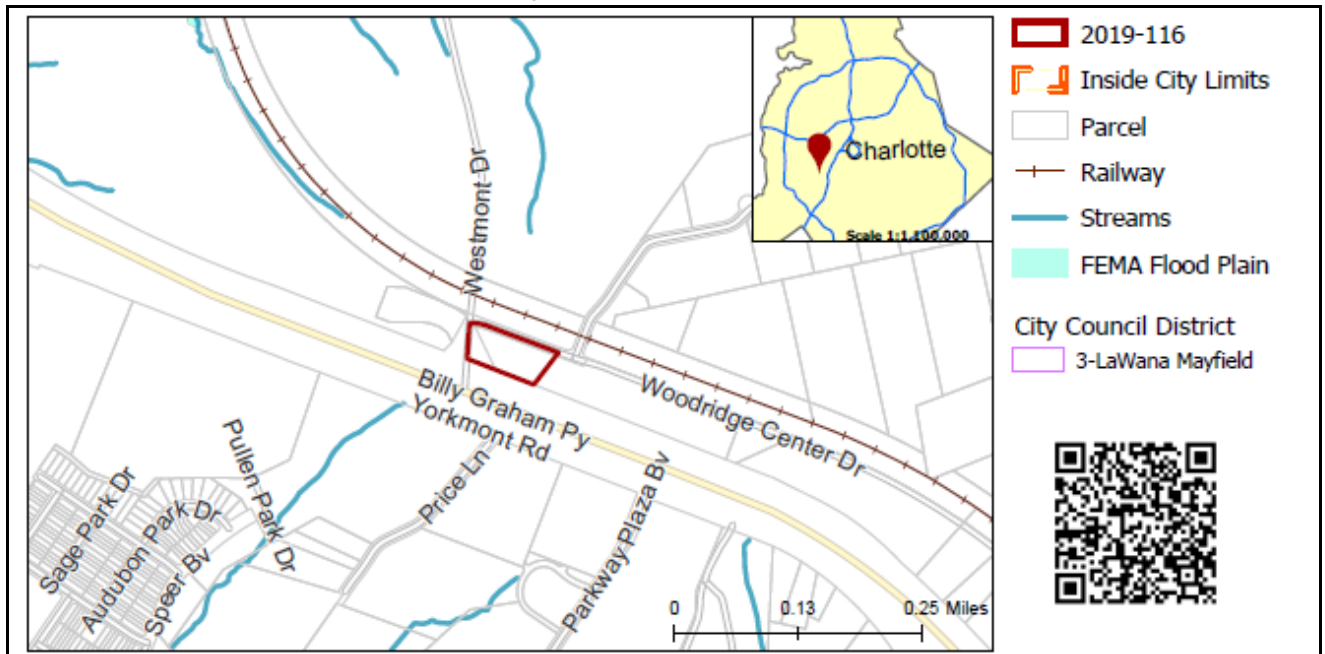


REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 1.47 acres located on the north side of Billy Graham Parkway, east of Westmont Drive and south of Woodridge Center Drive.



SUMMARY OF PETITION

The petition proposes to allow certain uses in the I-1 district on a vacant parcel of land in West Charlotte at the northeast corner of Billy Graham Parkway and Westmont Drive.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Billy Graham Evangelistic Association
Billy Graham Evangelistic Association
Bridget Grant & Jeff Brown, Moore & Van Allen, PLLC

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 **consistent** with the *Central District Plan* recommendation of office/industrial land uses for this site.

Rationale for Recommendation

- This proposal is consistent with the plan recommendation.
- The site plan illustrates 6-foot sidewalks and 8-foot planting strips along Woodridge Center Drive and along Westmont Drive.
- The request prohibits several uses from operating on the site which will minimize potential land use conflicts with adjacent office uses.

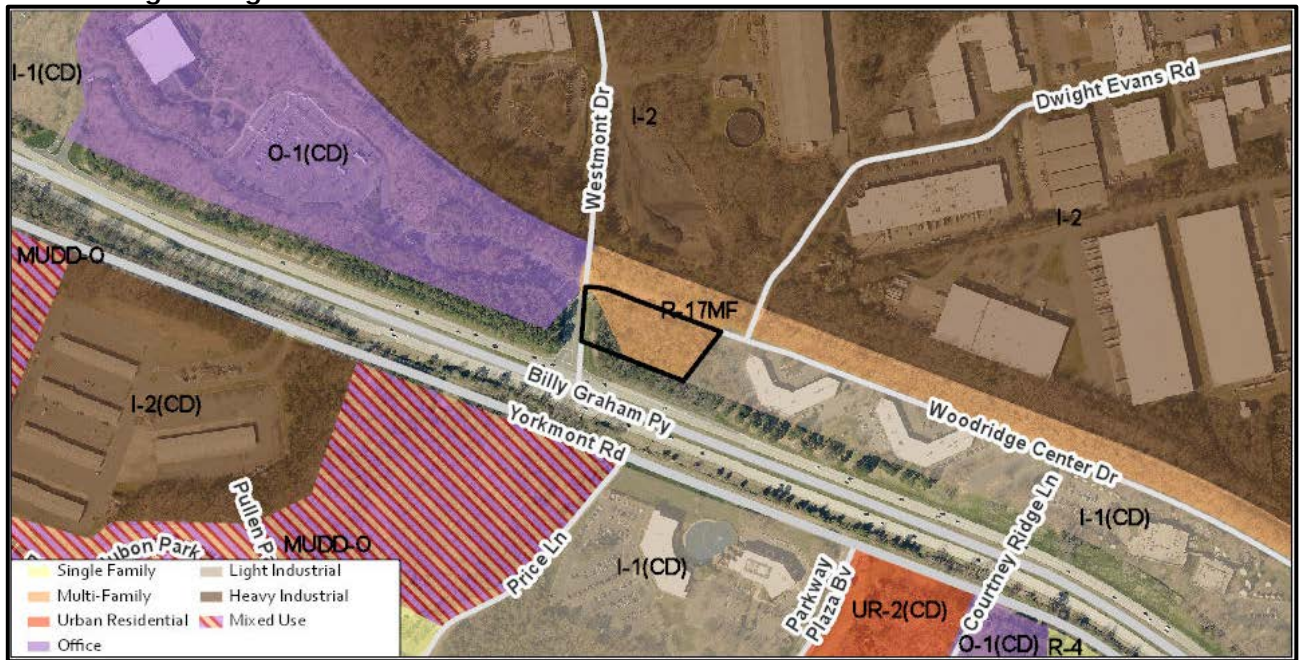
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allow cultural facilities, religious institutions, research uses, warehousing, office, institutional and other uses as permitted by right and under prescribed conditions in the I-1 (light industrial) district.
- Prohibits the following uses: outdoor storage; eating, drinking, and entertainment establishments; retail establishments, shopping centers, and personal services; auction sales; automobile, truck and utility trailer rental; automotive repair garages, sales and repair, and/or service stations; manufactured housing sales or repair; petroleum storage facilities; recycling or drop off centers; prisons; junkyards; billboards.
- Limits the number of principal buildings to be developed on the site to 2.
- Proposes access to the site from Woodridge Center Drive.
- Commits to 6-foot sidewalk and 8-foot planting strip along Woodridge Center Drive and Westmont Drive subject to CDOT and NCDOT approval.
- Notes use of a variety of building materials, including a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels, EIFS or wood. States that vinyl as a building material will not be allowed except on windows and soffits.

• Existing Zoning and Land Use



- The site is currently vacant and surrounded by office, religious, institutional, and warehouse uses and vacant land on the north side of Billy Graham Parkway. South, across Billy Graham Parkway are residential, office, retail, warehouse, institutional and recreational uses and vacant land. City Park mixed use development, Renaissance Park, and Charlotte Regional Farmers Market are located south of Billy Graham Parkway.



- The site is currently vacant and wooded



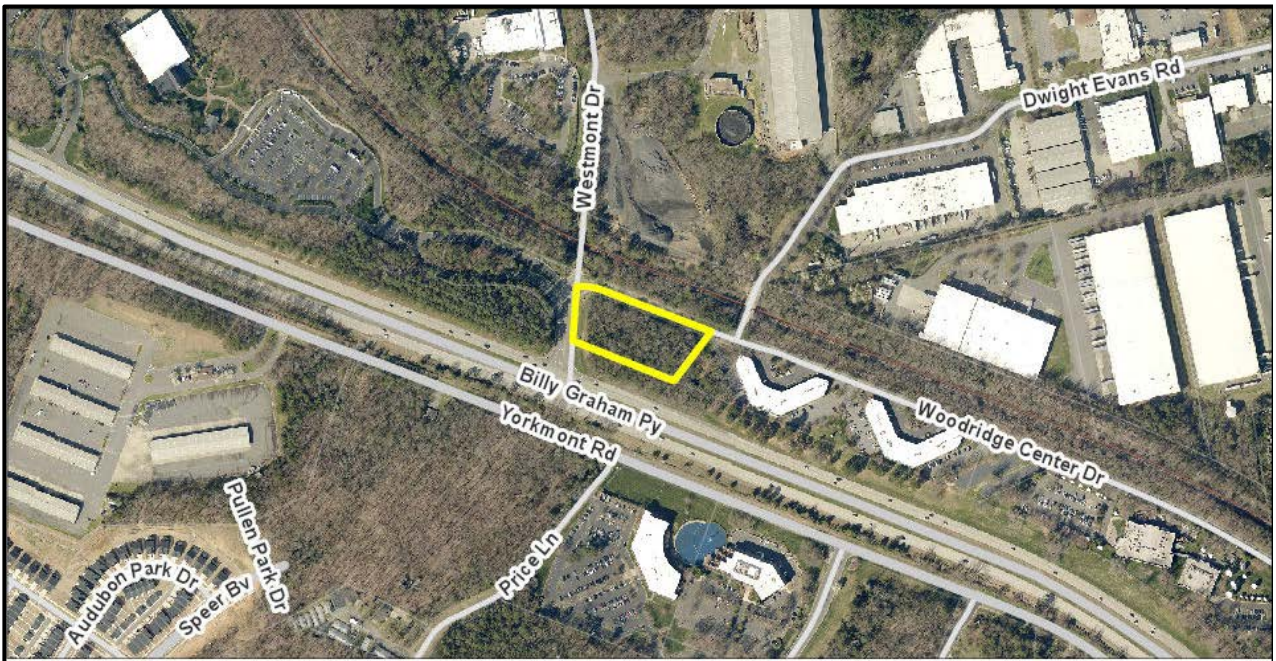
West are offices buildings.



South, across Billy Graham Parkway, is the Charlotte Regional Farmers Market.

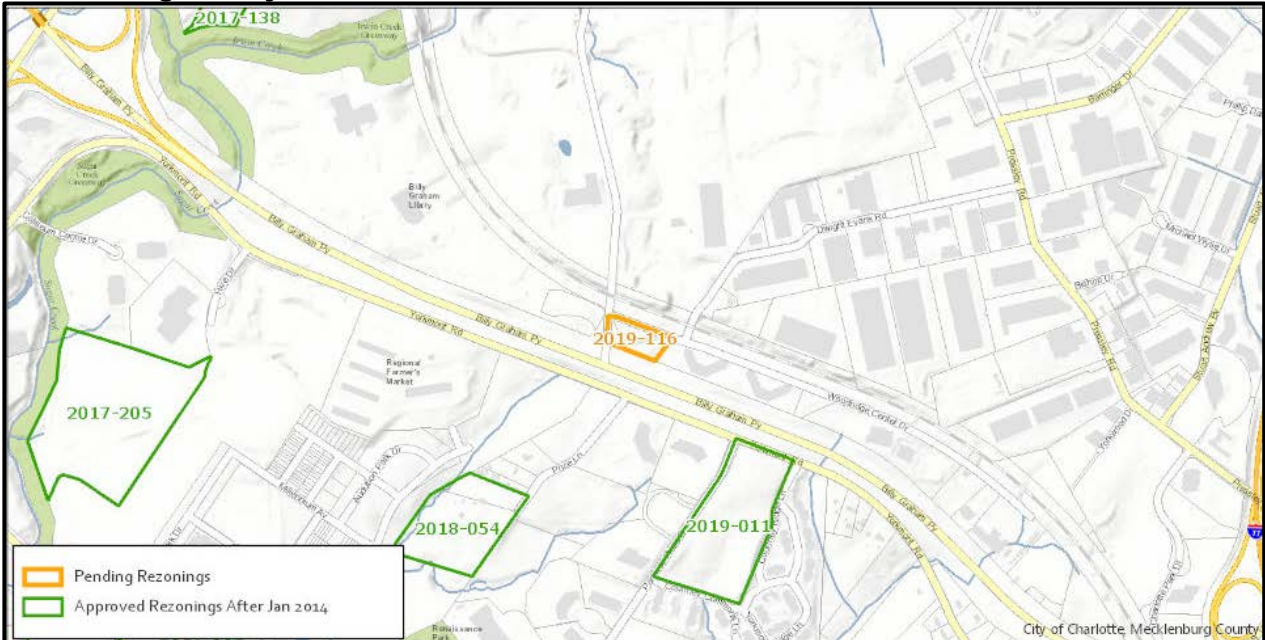


South is City Park mixed use development.



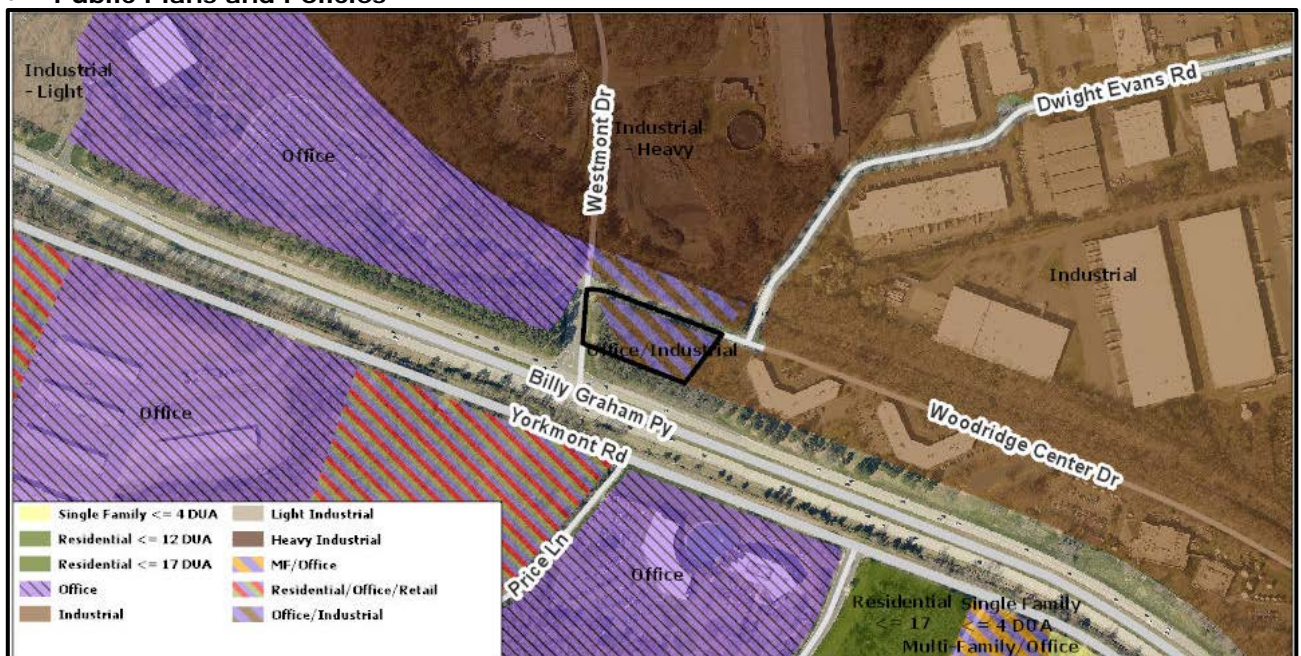
The site is surrounded by institutional, office, recreational, religious, residential, retail, and warehouse uses.

- Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2019-011 | Rezoned 13.17 acres from O-1(CD) to UR-2(CD) to allow up to 180 multi-family residential units. | Approved |
| 2018-054 | Rezoned 9.2 acres from R-4 to UR-2(CD) to allow 80 townhouse units. | Approved |
| 2017-205 | MUDD SPA to modify a previously approved site plan to allow a townhouse project or single family residential in City Park mixed use development. | Approved |
| 2017-138 | I-1(CD) SPA to allow a hotel with 130 rooms or 75,000 square feet of office uses. | Approved |

- Public Plans and Policies**



- The *Central District Plan* recommends office/industrial land uses for this site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the intersection of an expressway and a local road. The site plan commits to the construction of a sidewalk meeting the City of Charlotte Ordinance.
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 140 trips per day (based on 24 dwellings).
 - Proposed Zoning: 170 trips per day (based on 14,700 square foot office).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
 - **Charlotte Fire Department:** See advisory comments at www.rezoning.org regarding fire department access and fire hydrant location.
 - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 471 feet southwest of the rezoning boundary along Yorkmont Road. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 403 feet northeast of the rezoning boundary on Yorkmont. A developer donated project will be required in cases there is not direct service. 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 regarding water and sewer availability.
 - **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org regarding air quality and ground water.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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