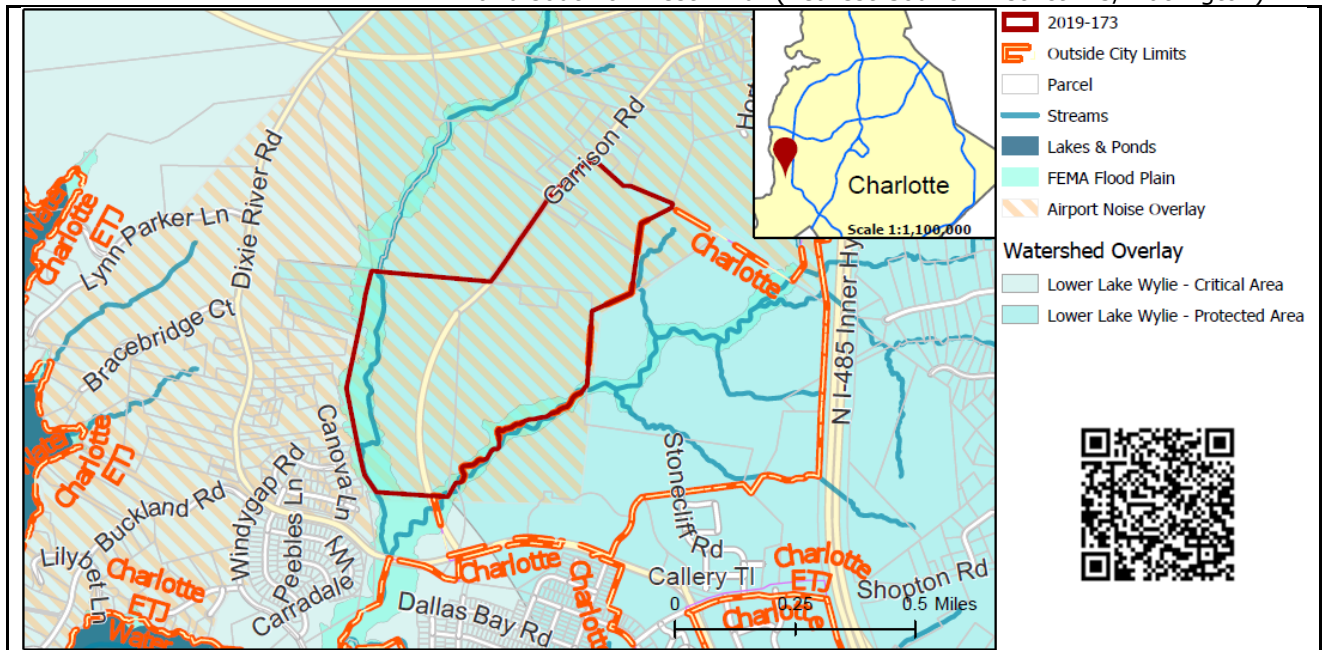


REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)
Proposed Zoning: I-1(CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

LOCATION

Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd. (nearest Council District – 3/Watlington)



SUMMARY OF PETITION

The petition proposes to allow 1,450,000 square feet gross floor area of light industrial uses on a property currently occupied by six single family dwellings.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Multiple parcel owners (see application at www.rezoning.org)
McCraney Property Company
John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the office/retail/light industrial land uses recommended for the site as per the *Dixie Berryhill Strategic Plan*.

Rationale for Recommendation

- The proposed uses are consistent with the light industrial land use recommended for the site.
- The site is in close proximity to Charlotte Douglas International Airport as well the Interstate 485 interchange with West Boulevard.

- The site is adjacent to rezoning petition 2017-189, which rezoned 46.2 acres to I-1(CD).
- The petition's site plan commits to a range of transportation improvements that will be beneficial to adjacent properties.
- The petition commits to extending Garrison Road south to Dixie River Road, which will improve mobility in the surrounding community.

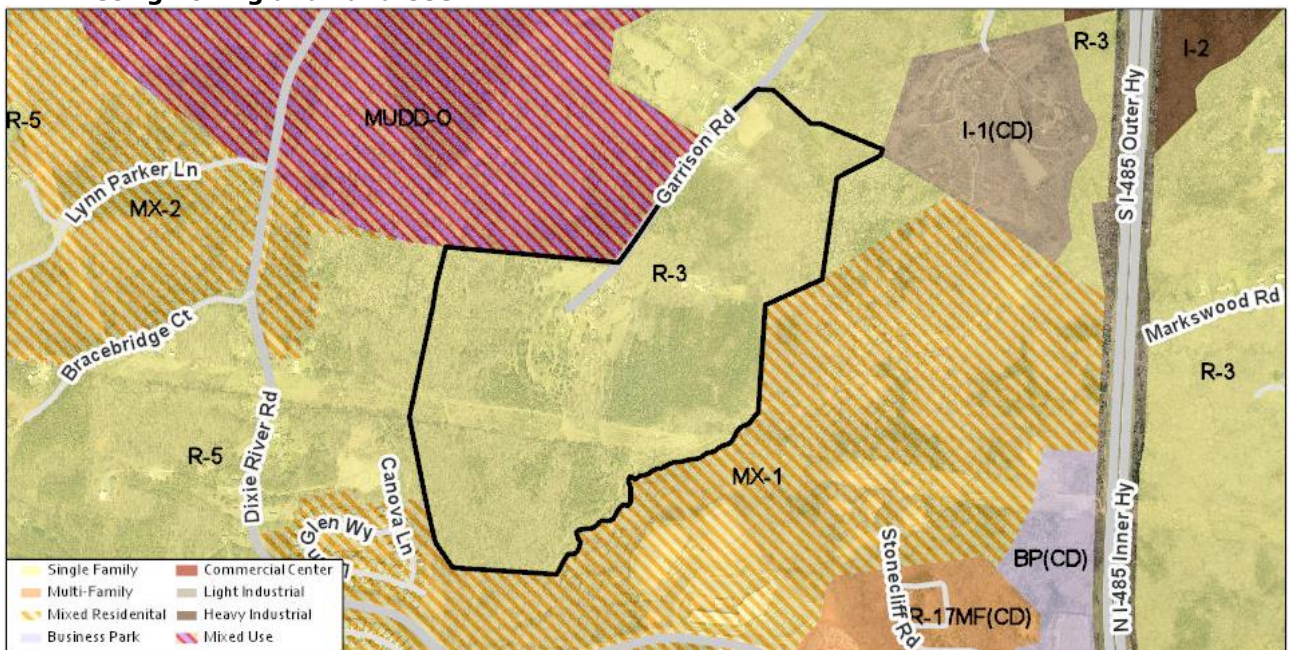
PLANNING STAFF REVIEW

• **Proposed Request Details**

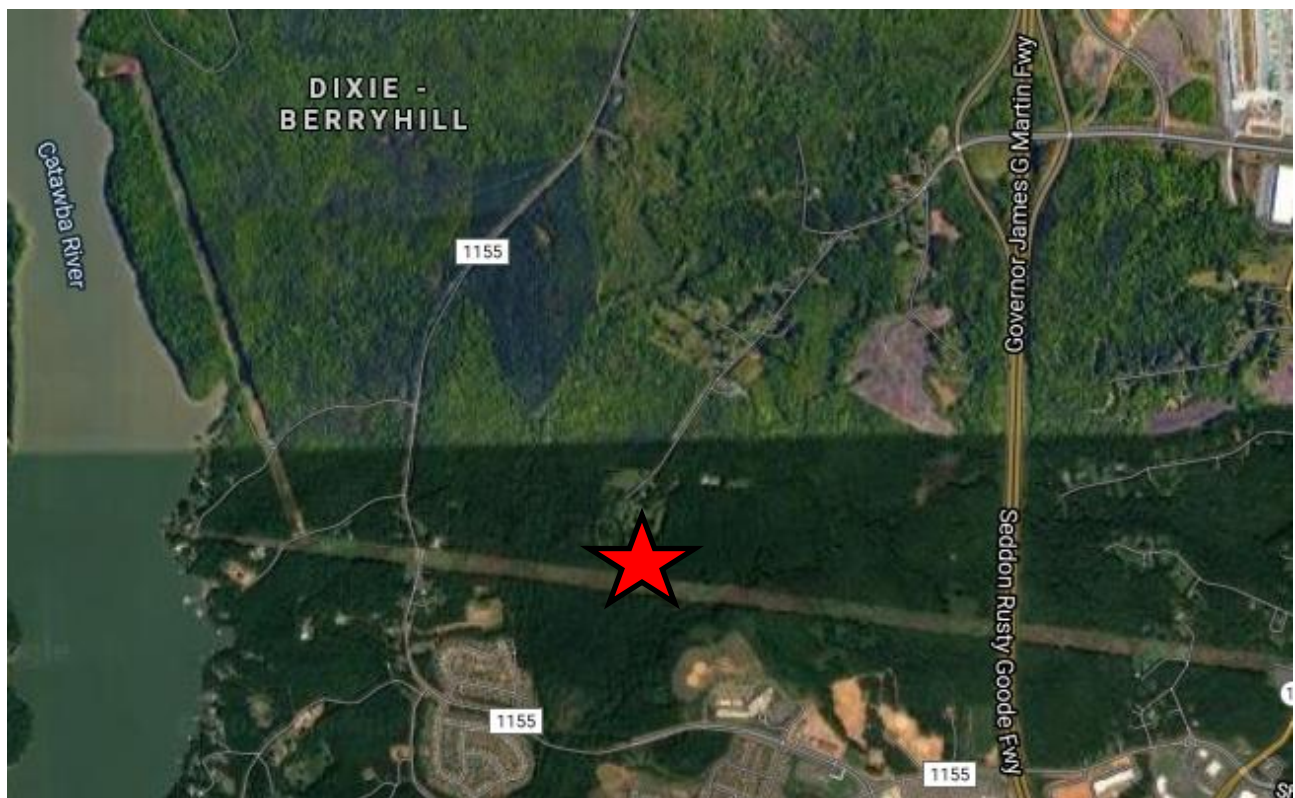
The site plan accompanying this petition contains the following provisions:

- Allows for the development of up to 1,450,000 square feet gross floor area of warehousing, warehouse distribution, manufacturing, office, and other uses permitted in the I-1 district.
- Limits the number of principal buildings to 7.
- Commits to a 20' setback along all public streets.
- Establishes a 100' Class A buffer adjacent to existing single family homes and properties zoned MX-1 designated as residential use, a 75' Class A buffer adjacent to properties zoned MX-1 designated as non-residential use, and a 50' Class A buffer where adjacent to parcels zoned MUDD-O.
- Outlines architectural standards to be used in construction.
- Commits to compliance with the Lower Lake Wylie Watershed Overlay Ordinance.
- Agrees to coordinate greenway connectivity with Mecklenburg County Park & Recreation as it relates to the adjacent Berewick Regional Park.
- Limits all new lighting to be full cut-off type.
- Commits to the following transportation improvements as outlined in a traffic impact study:
 - Petitioner to design Garrison Road as a 4 lane road and construct a 2 lane median divided section from Dixie River Road to the future intersection with Catawba Crossing.
 - Petitioner to dedicate a 120' right-of-way where the petitioner controls both sides of Garrison Road.
 - Petitioner to acquire right-of-way and widen Garrison Road to two 12' lanes with a 2' shoulder north of the subject property to West Boulevard.
 - Petitioner to increase right turn lane storage of I-485 outer exit ramp from 140' to 175'.

• **Existing Zoning and Land Use**



The subject property is surrounded primarily by vacant wooded land but other nearby land uses include single family homes, a park, an elementary school.



The subject property is surrounded primarily by vacant wooded land but other nearby land uses include single family homes, a park, an elementary school. The site is denoted by a red star.



View of the site looking south at the end of Garrison Road. One of the existing single family homes to be demolished is on the left.



The properties to the north of the site are a mix of undeveloped wooded land and single family homes.



The properties to the east of the site are undeveloped future park land. The subject property is denoted by a red star.

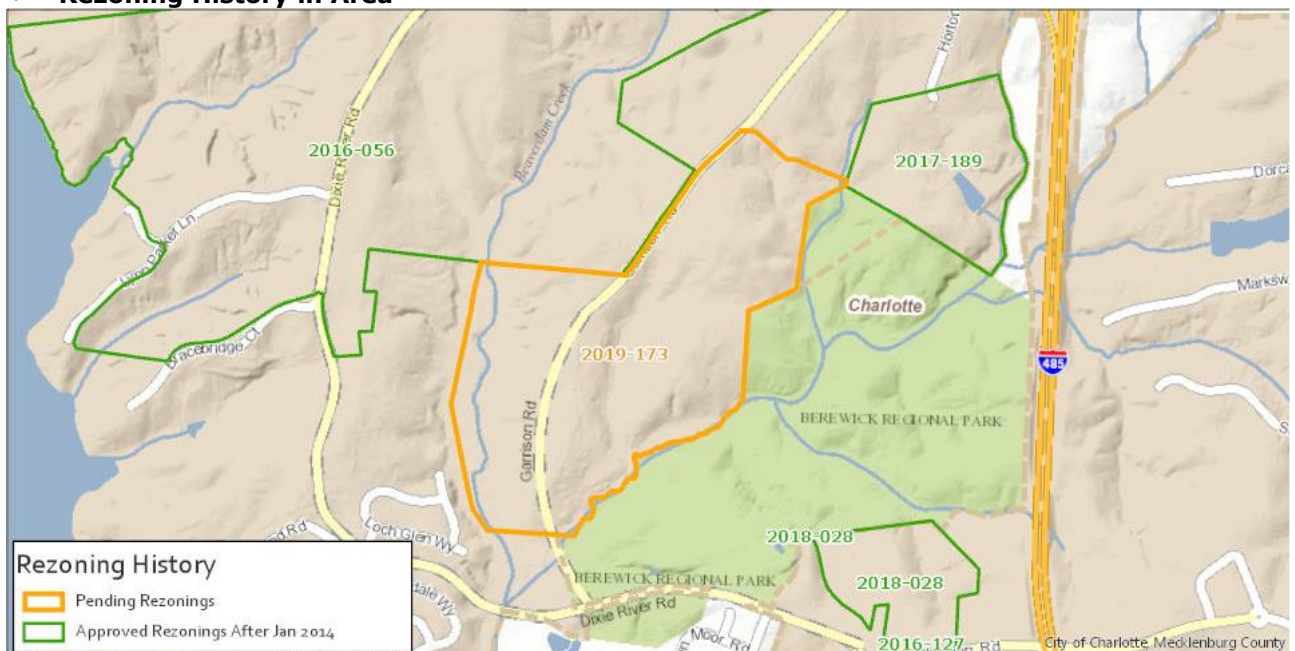


The properties to the south of the site are developed with park and school uses.



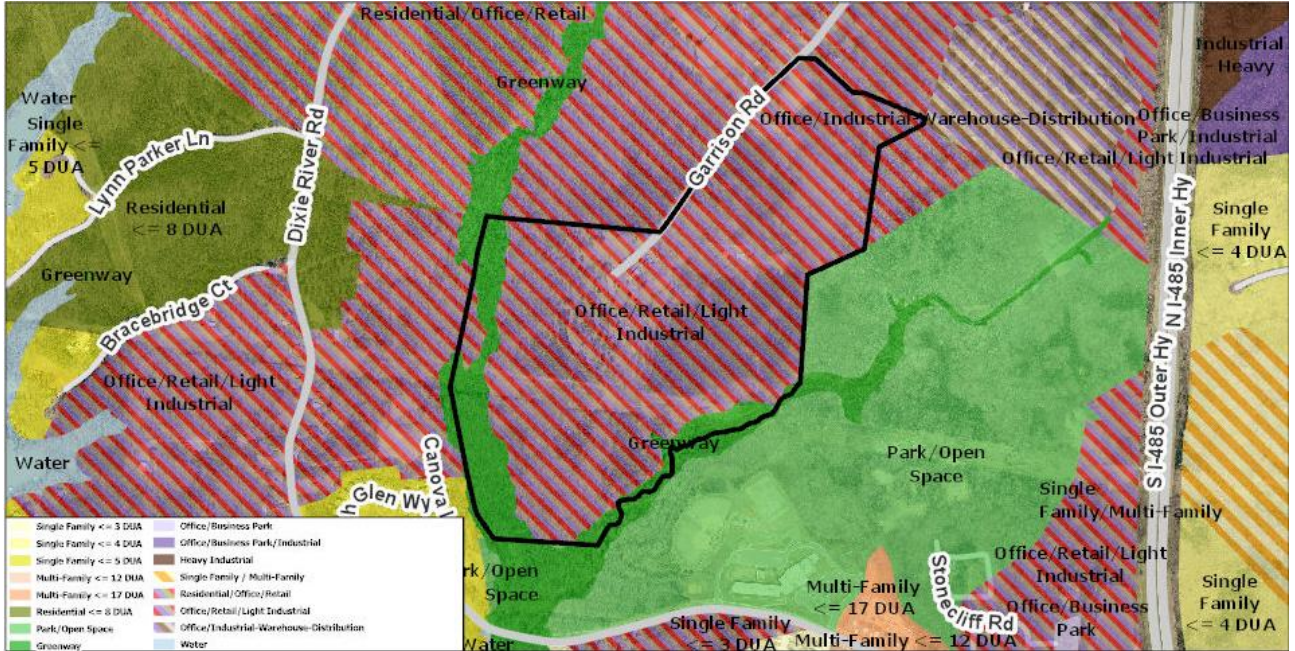
The properties to the west of the site are a mix of undeveloped wooded land and single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-056	The petition rezoned 1,377.68 acres to MUDD-O and MX-2 to allow up to 8,000,000 square feet of office, 500,000 square feet of retail, 1,000 hotel rooms, 2,350 multifamily units, 600 single family attached units, 1,700 single family detached units, and 200 continuing care retirement units.	Approved
2016-127	The petition rezoned 6.02 acres to CC SPA and MUDD-O SPA to modify the previously approved plan for Charlotte Premium Outlets to allow an accessory drive, add a second hotel with up to 125 rooms, and eliminate a gas station/convenience store.	Approved
2017-189	The petition rezoned 42.6 acres to I-1(CD) AIR LLWPA to up to 450,000 square feet of light industrial uses.	Approved
2018-028	The petition rezoned 28.05 acres to R-17MF(CD) LLWPA to allow up to 330 multifamily residential units.	Approved

- **Public Plans and Policies**



- The *Dixie Berryhill Strategic Plan* (adopted 2003) recommends office, retail, and light industrial land uses for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located on Garrison Road, a minor thoroughfare, State-maintained road. The latest site plan includes various revisions, which results in several outstanding issues for transportation improvements. The outstanding issues are in accordance of meeting standards, manuals and for the consideration of alternative realignment of Garrison Road for connection to West Boulevard Improvement Design Project. The petitioner should revise the site plan to meet the outstanding items listed below.
- **Active Projects:**
- CLT Airport and River District Area Feasibility Study
 - Express Design Feasibility study being done to determine what road improvements are required to sustain recent area growth in CLT airport, River District and surrounding areas
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-9.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 60 trips per day (based on 6 single family dwellings).
 - Entitlement: 4,150 trips per day (based on 450 single family dwellings).
 - Proposed Zoning: 1,715 trips per day (based on 147,000 square feet of general industrial uses and 1,096,500 square feet of warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **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:** Water service is accessible for this rezoning boundary. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Transportation

1. ~~Add a note stating the final details will be determined during the permit review process to include input from other departments including but not limited to CDOT, General Services, Charlotte Fire Department, and NCDOT. Also include that any applicable ordinance requirements in addition to what is shown on proposed cross-sections may be required.~~ Addressed
2. ~~Revise Section B-B to the redlines below, reflecting the latest coordination between CDOT and NCDOT. A three-lane section with a center two-way left-turn lane will provide median space for left turns into the proposed access points for Development Area A. CDOT encourages the petitioner to consider condensing the number of access points for Development Area A on the along the Realigned Garrison Road. (NCDOT) Outstanding from Comment Review Meeting 11-23-2020.~~ Revise Section B-B to relocate the proposed road crown from 9.5 feet from the proposed edge of pavement, to 11 feet, to align with the edge of the proposed travel lane. Addressed
3. ~~Add a note stating the final details will be determined during the permit review process to include input from other departments including but not limited to CDOT, General Services, Charlotte Fire Department, and NCDOT. Also include that any applicable ordinance requirements in addition to what is shown on proposed cross-sections may be required.~~ Addressed
4. ~~Revise the site plan and conditional note(s) to clarify the pavement sections that will be constructed by the petitioner, to be consistent with CLDSM standard detail number 11.09. The pavement schedule, as copied from the West Boulevard Extension plans for the Realigned Garrison Road typical cross-sections, are provided below for reference.~~ Addressed
5. ~~Revise the site plan's conditional note language to specify the dedication and fee simple conveyance of rights of way within both phases, to the City before the site's first building certificate of occupancy is issued for each respective phase. CDOT requests right of way set at 2' behind back of sidewalk where feasible.~~ Addressed
6. ~~Revise the site plan and conditional note(s) to commit to constructing left turn lanes, with the appropriate storage and bay taper, within the center median at the proposed access points for Development Areas B, C, and D within Phase 1. CDOT encourages the petitioner to align opposing driveways and/or condense the number of proposed access points on Realigned Garrison Road, to minimize the number of left turn lane bays required.~~ Addressed
7. ~~Revise the site plan and conditional note(s) to update the proposed road centerline options of the West Boulevard Improvements and Alternative Garrison Road Improvements to Horton Road, per the latest West Boulevard Improvement design that is shown below.~~ Addressed
8. ~~Within the scope of the proposed Phase 2 improvements, revise the road centerline dimensions to comply with AASTHO Green Book minimum centerline radius standards for a major arterial.~~ Addressed
9. ~~Revise the site plan and conditional note (Section 3.a.(3).b.ii.) to clarify whether the public right-of-way that is required is for the temporary condition (60 ft) or future condition (120 ft).~~ Addressed
10. ~~(NCDOT) Outstanding from Comment Review Meeting 11-23-2020.~~ Revise the conditional note shown below, to provide a three-lane section within Section B-B. Addressed

b. Phase Two:

- i. Petitioner shall design and construct a ~~2-lane section~~, expandable to 4 lanes along the petitioner-controlled frontage north of the future "Catawba Crossing" as generally depicted on the rezoning plans.

~~11. (CDOT and NCDOT) Outstanding from Comment Review Meeting 11-23-2020:~~ Revise the conditional note stating that all elements of roadway and intersection design, for each phase of transportation improvements, will meet the standards of CDOT, NCDOT, and the Charlotte Fire Department. Relocate the proposed general notes 1 and 2 that are provided on the Sheet RZ-4, to the conditional notes under Section 3 on Sheet RZ-5. Addressed

thoroughfare
roadway design

- b. The transportation and pedestrian improvements described in Section 3(a)(3)a "Phase One" shall be substantially completed prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site.
- c. The foregoing public roadway improvements described in Section 3 will be subject to the standards and criteria of CDOT as applicable. Reference to "substantial completion" or "substantially completed" for improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the above standards provided, however, in the event all such roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site or in connection with any development phasing, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable building(s), and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

NOTES:

1. FINAL DETAILS WILL BE DETERMINED DURING THE PERMIT REVIEW PROCESS AND WILL INCLUDE INPUT FROM OTHER DEPARTMENTS INCLUDING BUT NOT LIMITED TO CDOT, GENERAL SERVICES, CHARLOTTE FIRE DEPARTMENT, AND NCDOT.
2. THE PROPOSED CROSS SECTIONS SHOWN SHALL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS IN ADDITION TO WHAT IS SHOWN.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum