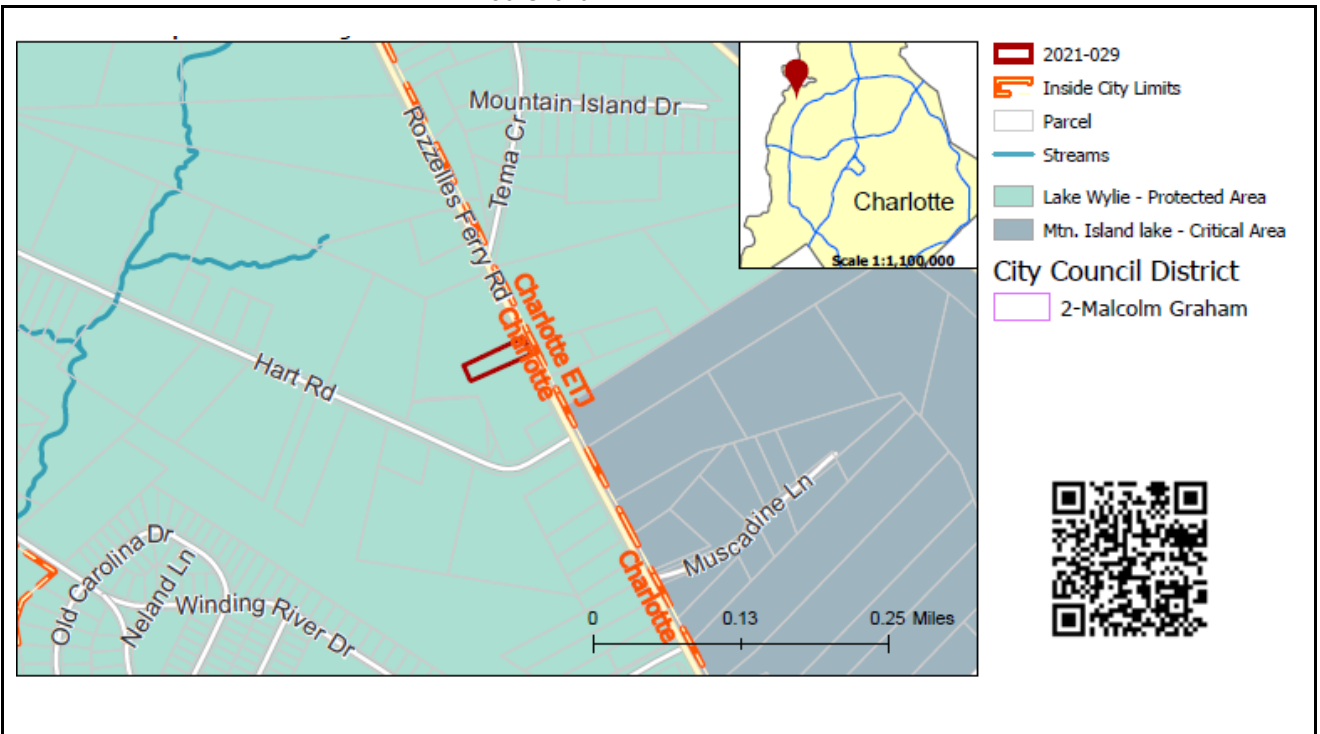


REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie protected area)
Proposed Zoning: I-2 LWPA (general industrial, Lake Wylie protected area)

LOCATION

Approximately 0.54 acres located on the west side of Rozzelles Ferry Road, north of Hart Road, and southwest of Brookshire Boulevard



SUMMARY OF PETITION

The petition proposes to rezone a vacant parcel in northwest Charlotte to allow all uses permitted in the I-2 zoning district.

PROPERTY OWNER

Roth4 Holdings LLC

PETITIONER

Derek Rothaupt, Roth4 Holdings LLC

AGENT/REPRESENTATIVE

Daniel Renckens, Bohler

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the single family up to 4 dwelling units per acre land use recommendation for this site, as per the *Northwest District Plan*.

Rationale for Recommendation

- Even though the proposed rezoning petition is inconsistent with the adopted land use for this site, the existing use has been grandfathered in and was in existence prior to the district plan.
- The property currently is split zoned between R-3 and I-2. Only 0.54 acres of the R-3 portion will be rezoned under this petition

and will be joined with the existing industrial development. This rezoning leaves the R-3 portion with the house remaining as single family.

- The added industrial zoned property will provide additional room to operate an industrial use on the parcel while maintaining buffer requirements.
- The I-2 industrial zoning district includes required buffers when adjacent to residential uses.

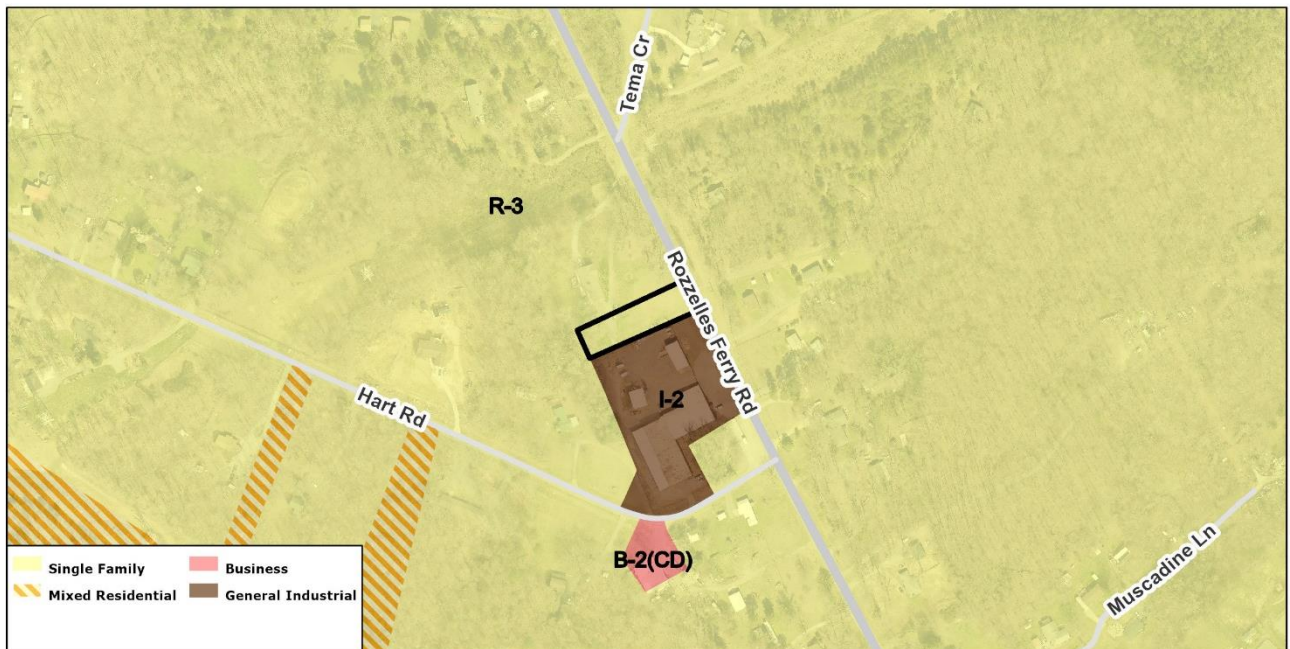
The approval of this petition will revise the adopted future land use of single family up to 4 dwelling units per acre by the *Northwest District Plan*, to industrial land use for the site.

PLANNING STAFF REVIEW

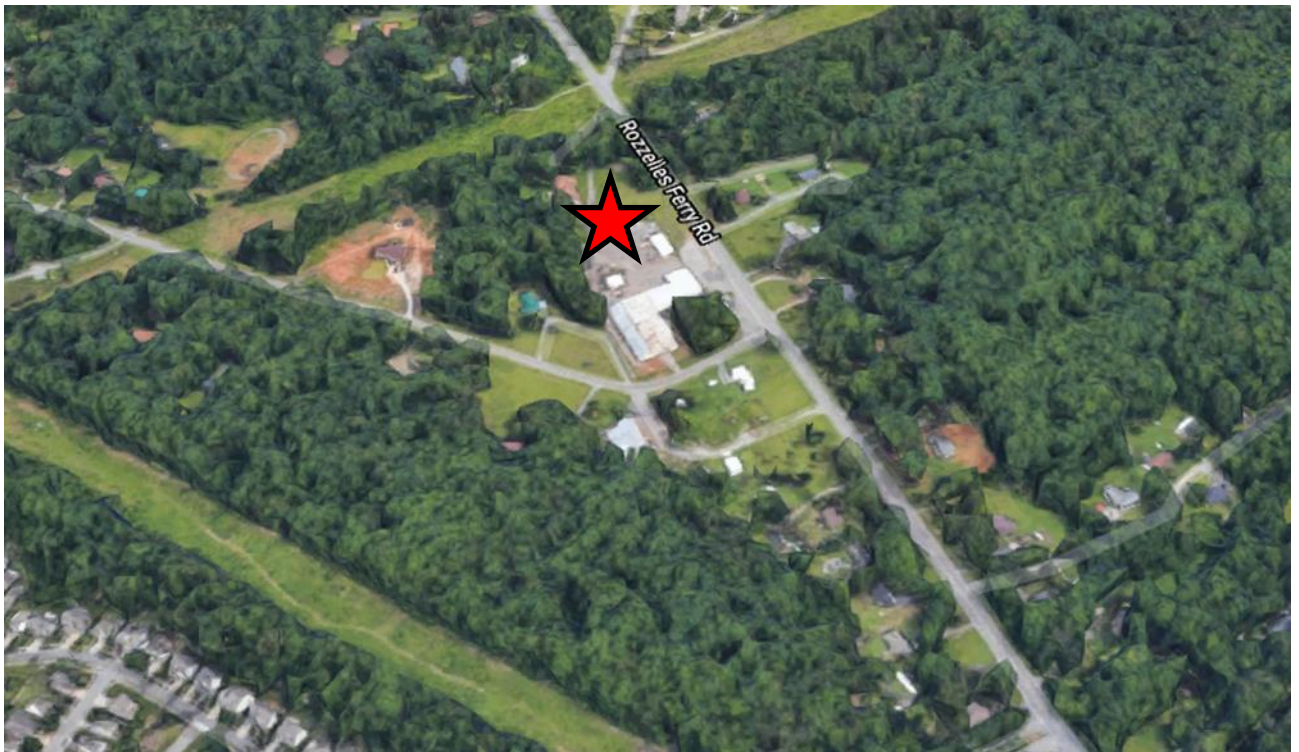
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The subject area on the property for the rezoning request is currently zoned R-3. The surrounding land uses include single family residential and a business use.



The site is marked with a red star.



Part of the parcel is developed with an industrial use and the R-3 portion of the property that is included in this petition is currently undeveloped.



The site to the north is developed with a single family house.



The site to the south is developed with a single family house.

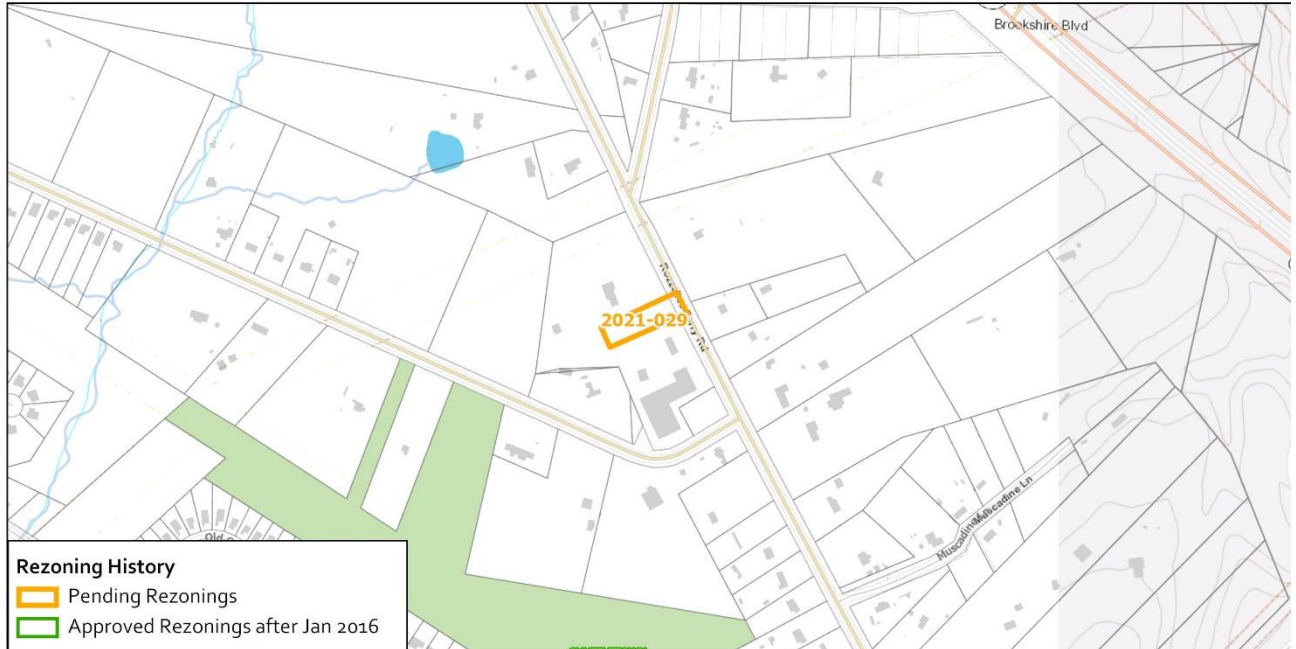


The property to the west is developed with a single family house.



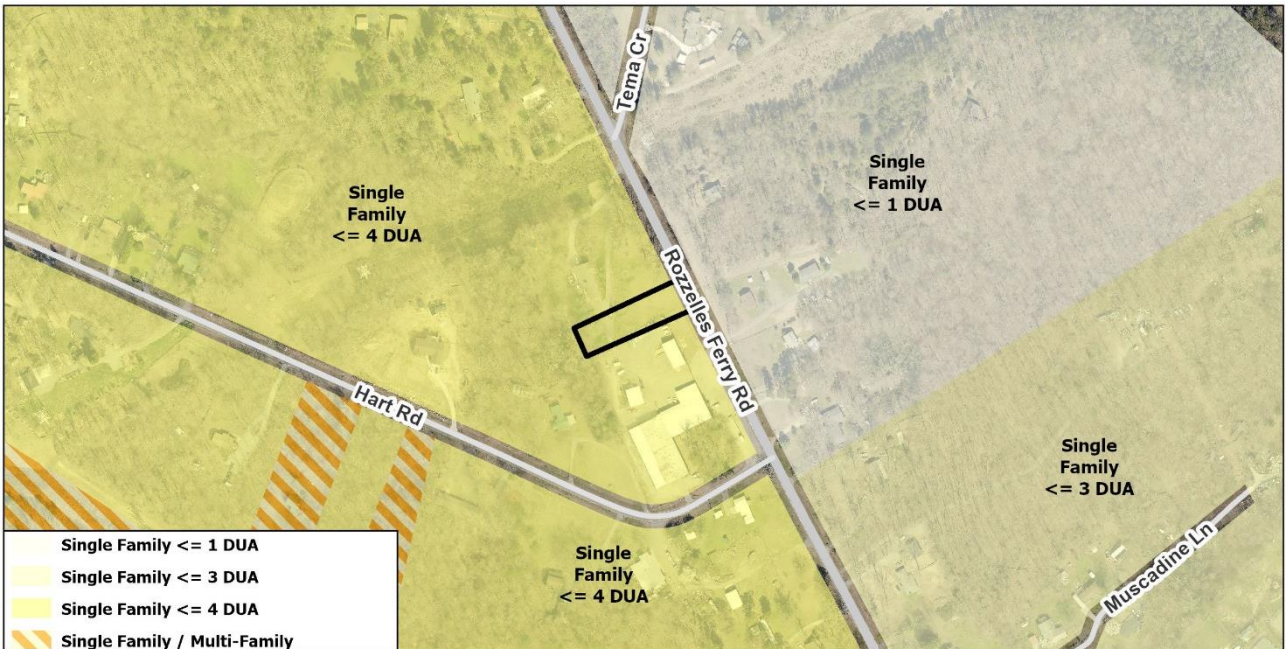
The properties to the east are developed with single family houses.

- **Rezoning History in Area**



There are no recent petitions within the surrounding area.

- **Public Plans and Policies**



- The *Northwest District Plan* (adopted 1990) recommends single family up to 4 dwelling units per acre for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Rozzelles Ferry Road (State-maintained, Minor Thoroughfare) near Hart Road (State-maintained, Minor Collector). The petition is in the Northwest Wedge and is outside Route 4. Applicable area plans include the Northlake Area Plan.
- **Active Projects:**
 - There are 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: 10 trips per day (based on 1 single family dwelling).

Proposed Zoning: 0 trips per day (based on 0.55 acres of parking/maneuvering area).

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:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **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 8-inch water distribution main located along Hart Road.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Hart Road. No outstanding issues.

- **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
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: Lisa Arnold (704) 336-5967