

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 046

Property Owner: City of Charlotte

Petitioner: City of Charlotte

Location: Approximately 269.27 acres located along Westmont Drive at the Irwin Creek Treatment Facility.

Center, Corridor, or Wedge: Wedge

Request: R-4, single family, R-5, single family and R-22MF, multi-family to I-2, general industrial

Summary

This request will allow future expansions associated with the Irwin Creek Wastewater Treatment Facility.

Consistency and Conclusion

The *Central District Plan* recommends industrial uses north of Irwin Creek and institutional uses south of the creek. This request is consistent with a portion of the *Central District Plan*, which recommends industrial on the north side of Irwin Creek. Although, the *Central District Plan* recommends institutional uses on the south side of Irwin Creek this request would allow future expansion of an existing Wastewater Treatment Facility. This request is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-1(CD), O-1(CD), R-17MF, I-2, and R-4 and are occupied by residential dwellings and industrial and office uses.

Rezoning History in Area

The properties to the west were rezoned under petition 2002-74 to allow the Billy Graham Ministry Headquarters and associated facilities.

Public Plans and Policies

Central District Plan (adopted 1993). This plan recommends industrial uses north of Irwin Creek and institutional uses south of the creek.

Proposed Request Details

This request will allow future expansions associated with the Irwin Creek Wastewater Treatment Facility.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that they have no transportation issues with this petition.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding, erosion and blockage. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. No further comments are needed at this time.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. The *Central District Plan* recommends industrial uses north of Irwin Creek and institutional uses south of the creek. This request is consistent with a portion of the *Central District Plan*, which recommends industrial on the north side of Irwin Creek. Although the *Central District Plan* recommends institutional on the south side of Irwin Creek this request would allow future expansion to the existing Wastewater Treatment Facility.

Site plan. There is no site plan associated with this petition.