



REQUEST	Current Zoning: R-3, LWPA single-family residential Lake Wylie Protected Area Proposed Zoning: CC, LWPA commercial center Lake Wylie Protected Area
LOCATION	Approximately 18.50 acres on the north side of the intersection of Moores Chapel Road and Sam Wilson Road.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposed 100,000 square feet of retail and a 30,000 square foot childcare facility with up to 150 children along with the reconfiguration of the Belmeade Road extension alignment.
STAFF RECOMMENDATION	The petitioner is requesting a withdrawal of this petition. Staff agrees with the request to withdraw. All protest petitions have been removed.
Property Owner Petitioner Agent/Representative	Ernest Todd, et al (see attached exhibit A) Crosland, LLC John Carmichael and Laura Simmons
Community Meeting	Not applicable due to withdrawal request.

PLANNING STAFF REVIEW

- **Proposed Request Details**
Not applicable due to withdrawal request.
- **Existing Zoning and Land Use**
Not applicable due to withdrawal request.
- **Rezoning History in Area**
Not applicable due to withdrawal request.
- **Public Plans and Policies**
The *Northwest District Plan* (adopted 1990) recommends residential land uses with density determined by the *General Development Policies*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 500 trips per day
Proposed Zoning: 7,300 trips per day
- **CDOT:** CDOT requests that the developer submit a Traffic Impact Study (TIS). CDOT also has the following specific comments that are critical to their support of the rezoning petition: CDOT understands that there is an approved thoroughfare project in the LRTP/TIP for the extension of Sam Wilson Road/realignment of Belmeade Road that will impact this project. The

developer/petitioner needs to obtain the correct alignment and cross section for widening. The site plan needs to show the future curblineline and right-of-way from the MUMPO alignment of Sam Wilson Road in order for them to continue reviewing the petition.

Charlotte Fire Department: No comments received.

CATS: No comments received.

Connectivity: Connectivity to the property is through the proposed Belmeade extension.

Schools: This non-residential request will not impact the school system.

ENVIRONMENTALLY SENSITIVE SITE DESIGN

Storm Water: The petitioner commits to meeting the requirements of the Post Construction Ordinance.

LUESA: The heating oil tank and its contents should be removed, following applicable NCDENR guidance, prior to any demolition or grading activity. A Solid Waste Management Plan prior to initiating demolition and/or construction activities. See memo on line for additional information.

SITE DESIGN: Not applicable due to withdrawal request.

OUTSTANDING ISSUES

1. There are several site plan, environmental, and transportation issues however they are not applicable since the petition is being withdrawn.

Attachments Online at www.rezoning.org

- Application Form
- Site Plan
- CDOT Review
- Storm Water Review
- Fire Department Review

Planner: Tammie Keplinger (704-336-5967)