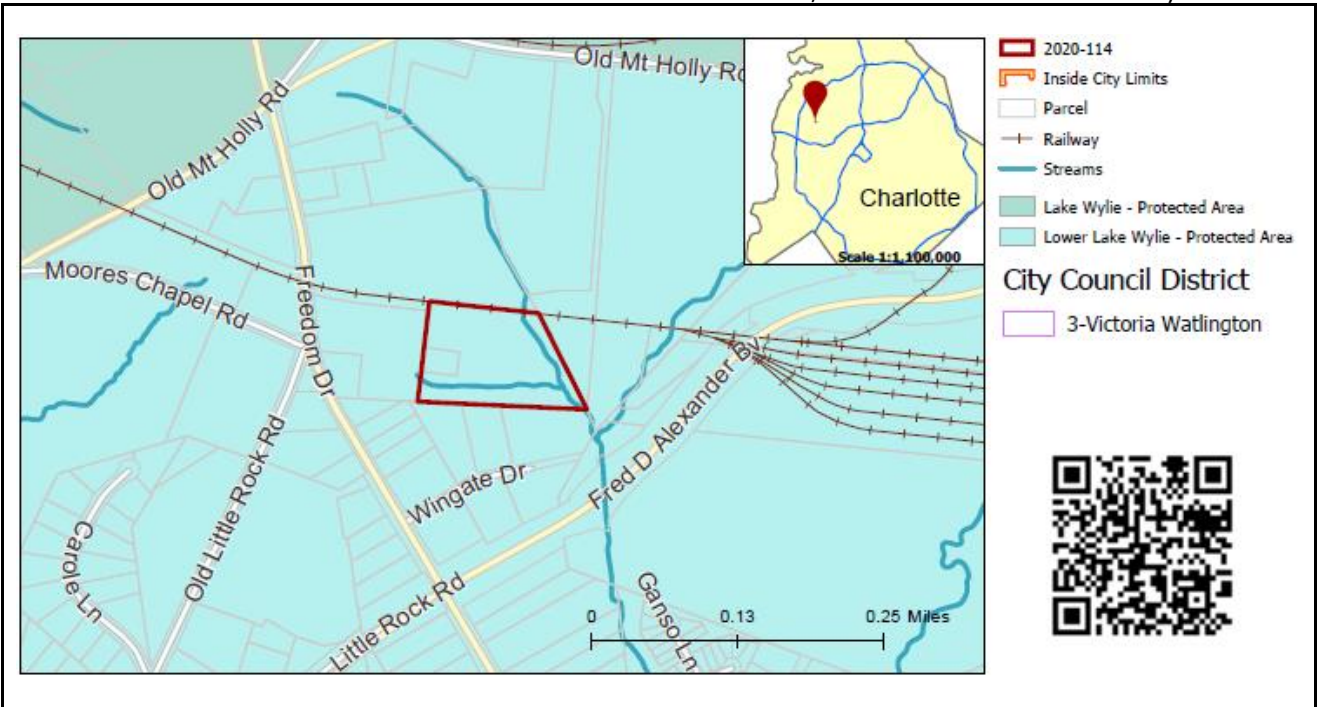


**REQUEST**

Current Zoning: B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single family residential, Lower Lake Wylie Protected Area)  
Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 6.01 acres located east of Little Rock Road, north of Fred D Alexander Boulevard, and south of Old Mount Holly Road.



**SUMMARY OF PETITION**

The petition proposes to rezone the site to I-1 to allow development of an automobile repair and inspection shop and other future projects consistent with I-1.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Freedom Drive Terminal LLC  
Freedom Drive Terminal LLC  
John Riordan

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northwest District Plan (1990)* recommendation for single family up to four dwelling units per acre, and multi-family residential.

Rationale for Recommendation

- The site is adjacent to heavy industrial uses and a Duke Energy sub-station.
- The site is just south of the heavy industrial tank farm uses along Freedom Drive and Old Mt. Holly Road.
- On the southern portion of the site are Duke Energy power lines.

- The site may not be best suited or compatible for residential uses given the industrial uses and zoning around it.

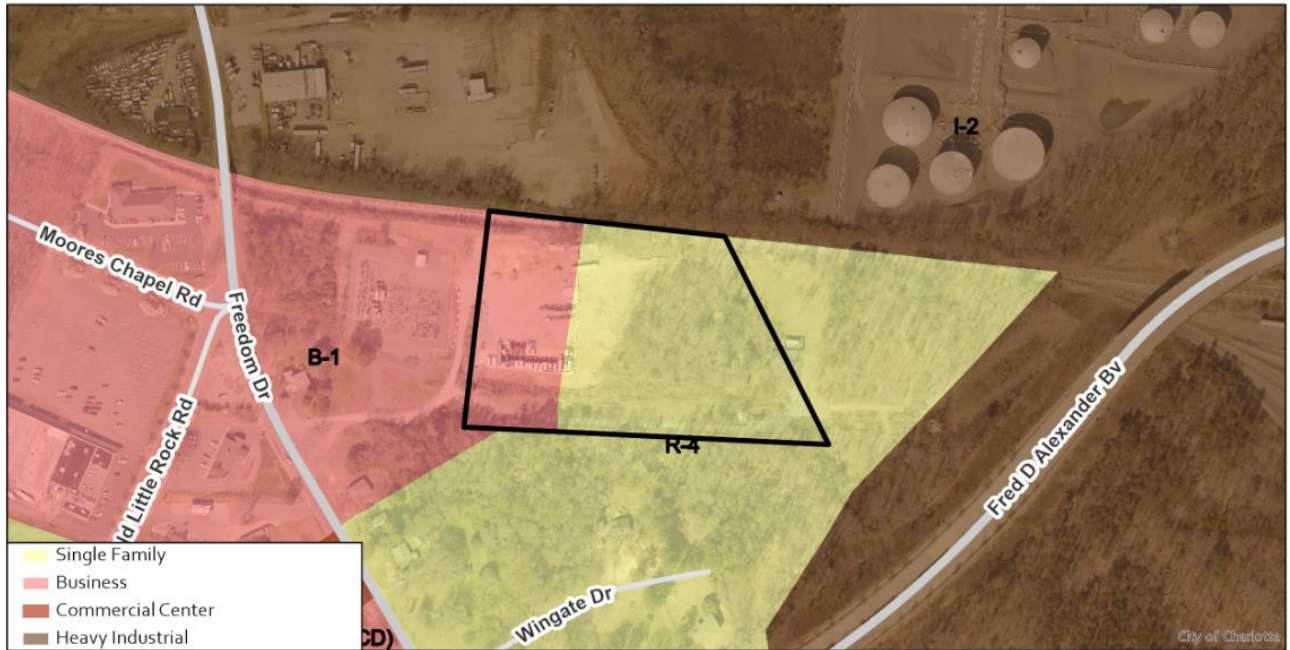
The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from single family up to four dwelling units per acre and multi-family uses to industrial use for this site.

**PLANNING STAFF REVIEW**

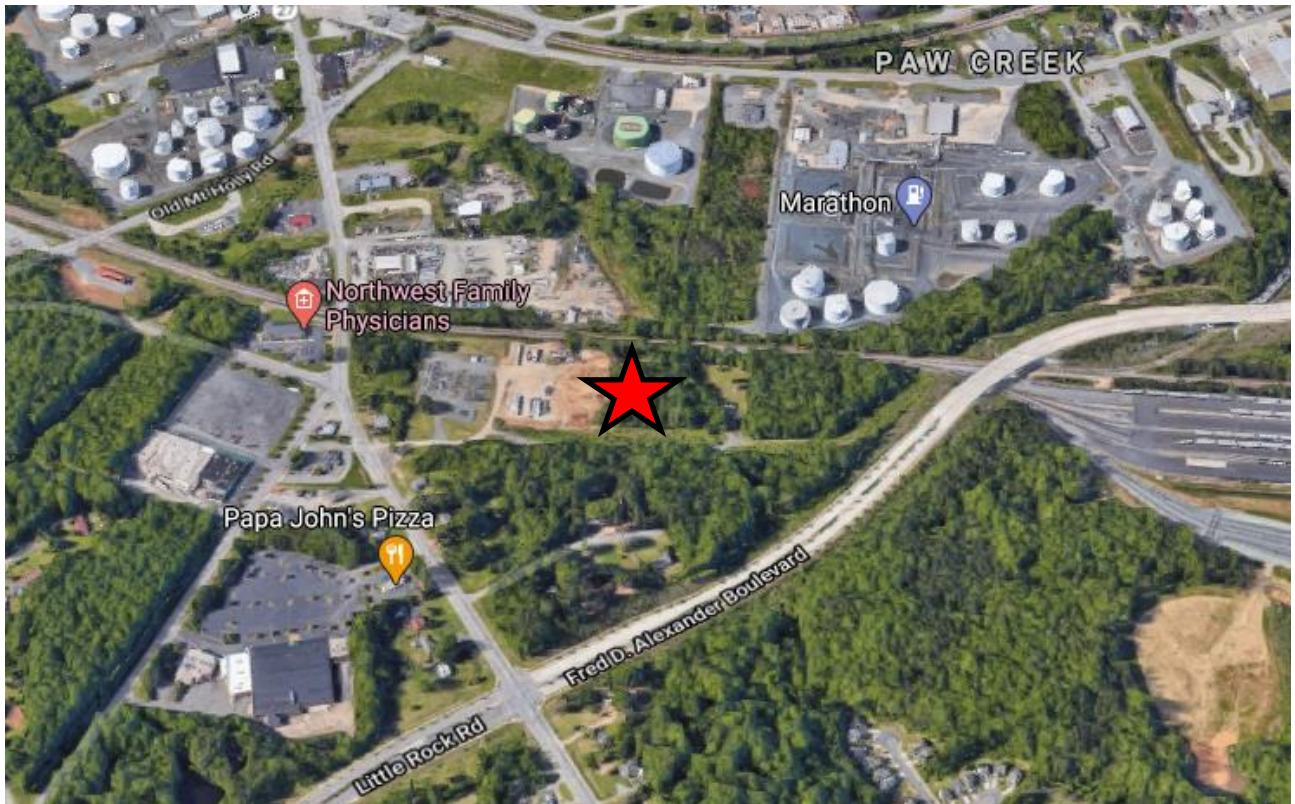
- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



A portion of the subject property is currently used for outdoor storage while the remainder is vacant, wooded land.

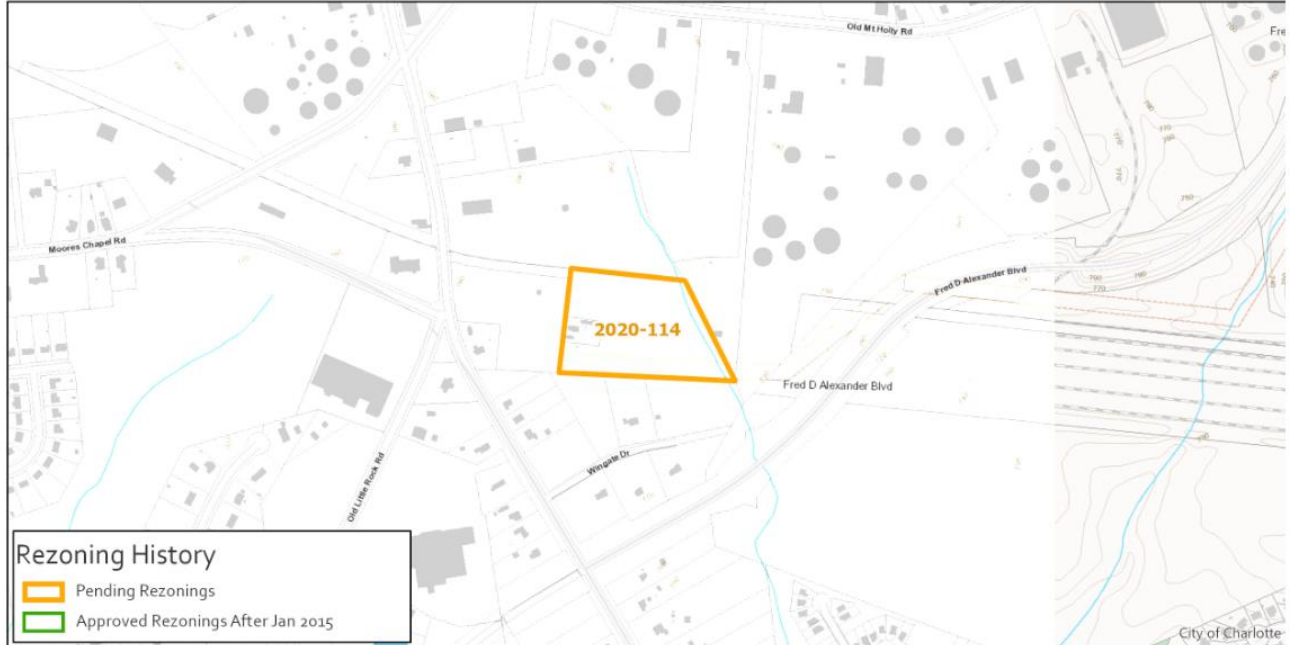


The subject property is denoted by a red star. Surrounding land uses include industrial outdoor storage, fuel storage tanks, an electric power substation, and a few single family homes.



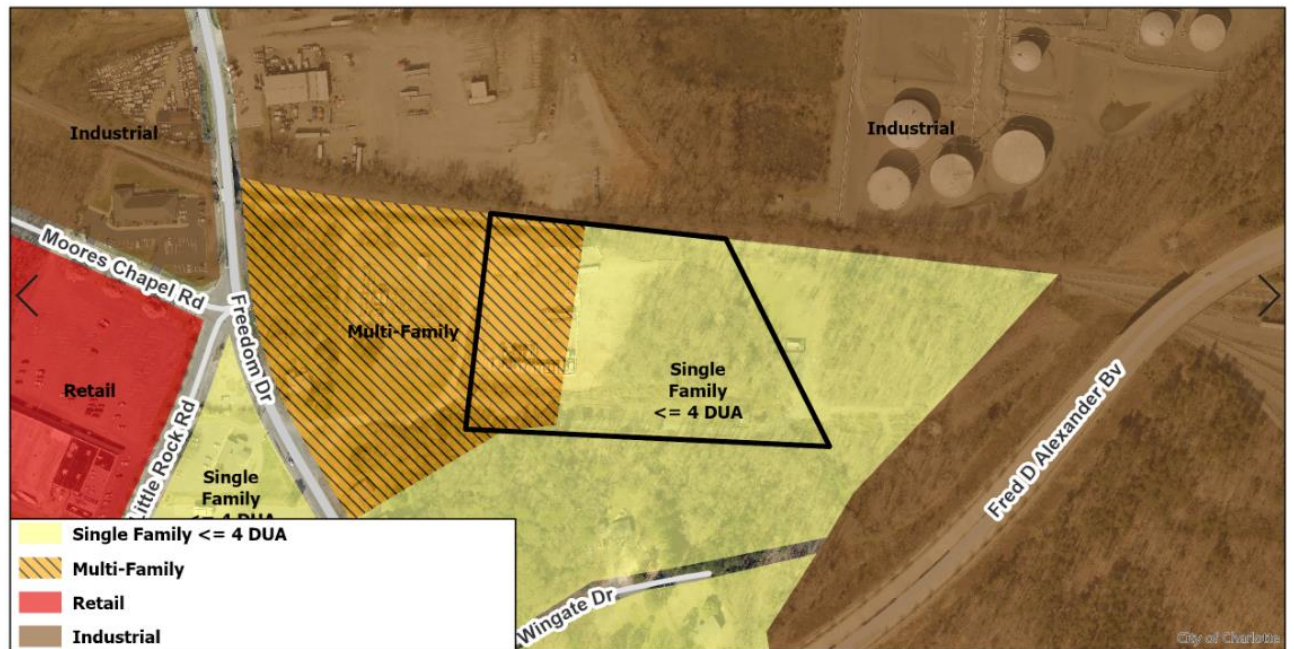
View towards the site from Freedom Drive. The site is located behind the power substation and outdoor storage area.

- **Rezoning History in Area**



There are no recent rezonings in the vicinity of the site.

- **Public Plans and Policies**



- The *Northwest District Plan* (adopted 1990) recommends multi-family for the B-1 zoned portion of the site and single family at less than or equal to four dwelling units per acre for the R-4 zoned portion of the site.

- **TRANSPORTATION SUMMARY**
  - The site is not located along an existing public road. No TIS is required at this time, unless the future roadway network has impacts. CDOT recommends the petitioner establish a cross access easement to gain access to the subject site, since it is landlocked.
- **Active Projects:**
  - Freedom Drive (NC-27) Widening
    - The project will implement pedestrian and bike facilities along Freedom Drive between Toddville Road and Moores Chapel Road
    - Construction start date: 2023
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 0 trips per day (based on 6.01 acres of vehicle storage).  
Entitlement: 950 trips per day (based on 16 single family homes and 20,000 square feet of retail).  
Proposed Zoning: 140 trips per day (based on 60,100 square feet of warehouse).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Sewer service is accessible for this rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Land Development:** No comments submitted.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704-353-1908)