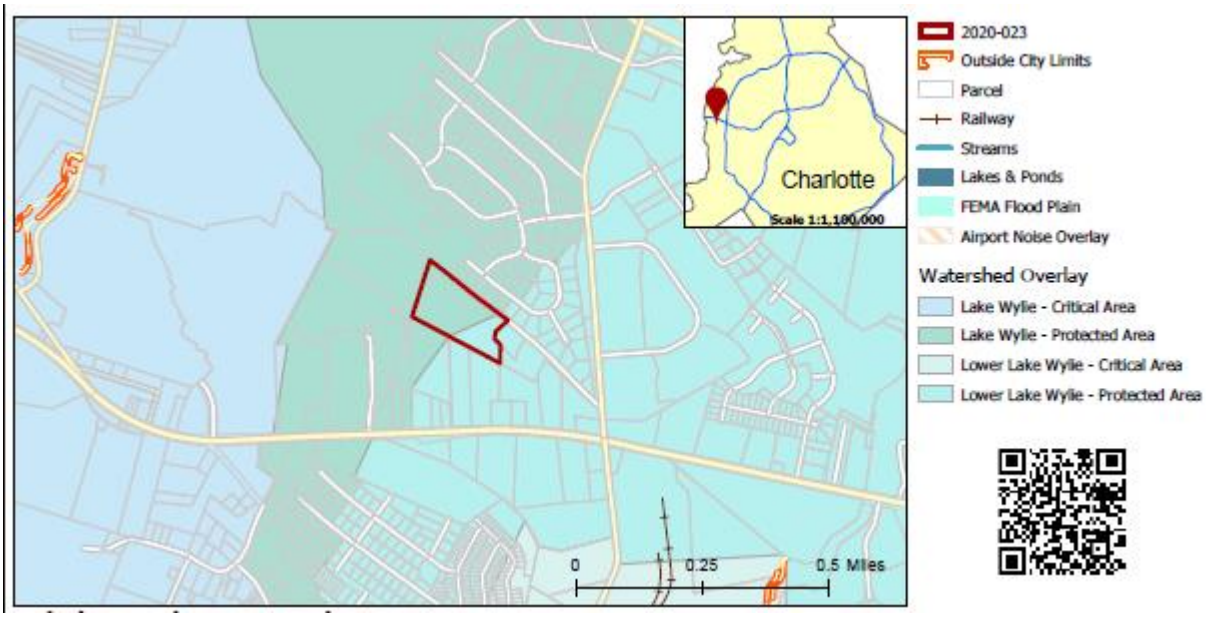
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-023
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: R-MH LWPA LLWPA (residential manufactured housing, Lake Wylie Protected Area, Lower Lake Wylie Protected Area) Proposed Zoning: I-2(CD) LWPA LLWPA (general industrial, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)
LOCATION	Approximately 10.918 acres located on the southern side of John Gladden Road, north of Wilkinson Boulevard, and west of Sam Wilson Road



SUMMARY OF PETITION	The petition proposes to rezone site to I-2(CD) to develop the site for off-site parking and outdoor storage.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Phillip Neal Sparrow Phillip Neal Sparrow John Carmichael, Robinson Bradshaw
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

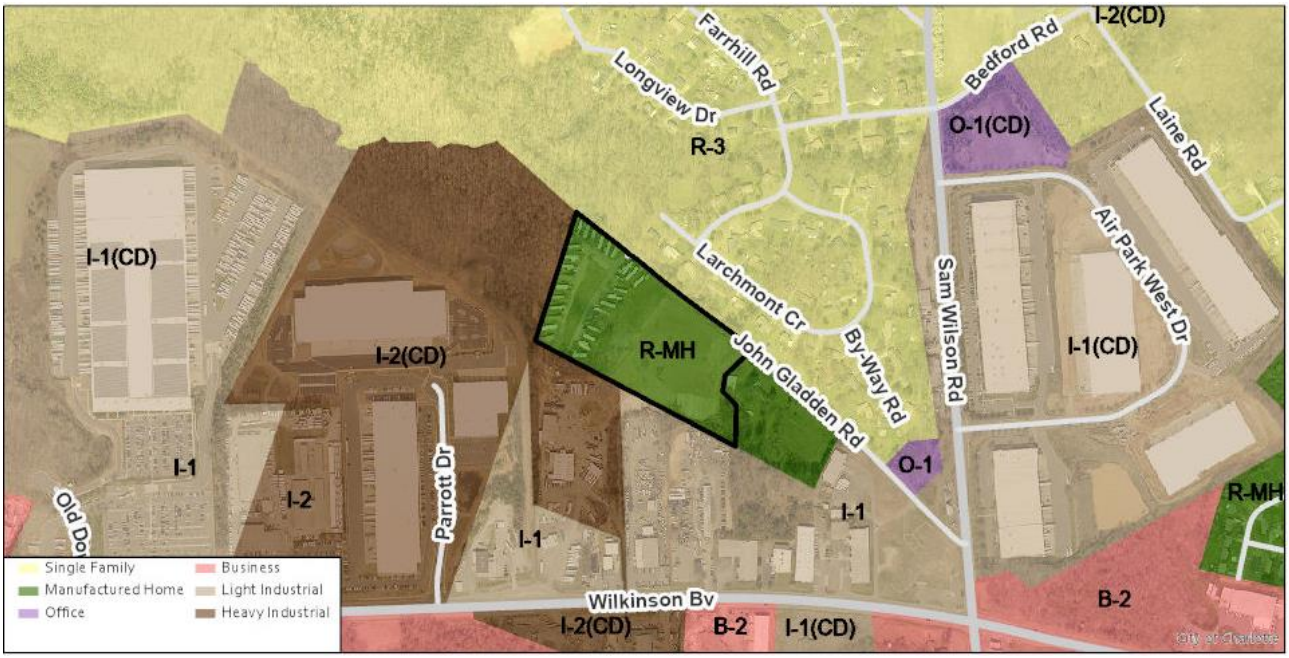
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and transportation. <u>Plan Consistency</u> The petition is **inconsistent** with the *Dixie Berryhill Strategic Plan's* (2003) recommendation for single family residential uses up to four dwelling units per acre (DUA). <u>Rationale for Recommendation</u> • The proposed use while inconsistent with the adopted land use, is compatible with the adjacent industrial developments in the area.

- Numerous industrial developments have been developed recently along Wilkinson Boulevard adjacent to this site which makes this site a logical transition to an industrial use.
- The site is separated from the rear yards of existing single-family homes by a public street (John Gladden Road). In addition, a buffer is required along the street frontage on John Gladden Road and there will be no access from the parking area to this street frontage.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from single family residential uses up to four DUA, to industrial uses for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Limits uses to off-site parking and outdoor storage.
  - Allows the existing 28 manufactured homes to remain onsite until Development area "A" is redeveloped. The manufactured homes cannot be replaced if removed.
  - Provides access to the site through the property to the south that connects to Wilkinson Blvd. No access would be provided to the new development via John Gladden Road.
  - Requires landscape buffers between the adjacent residential and the site. Once the nonconforming manufactured homes are discontinued, a buffer will be provided against the existing residentially zoned property.
- **Existing Zoning and Land Use**



The site is developed with a manufactured home park and vacant land. The surrounding land uses include industrial and single family residential.

The subject property is developed with a manufactured home park and vacant land. The site is marked with a red star.

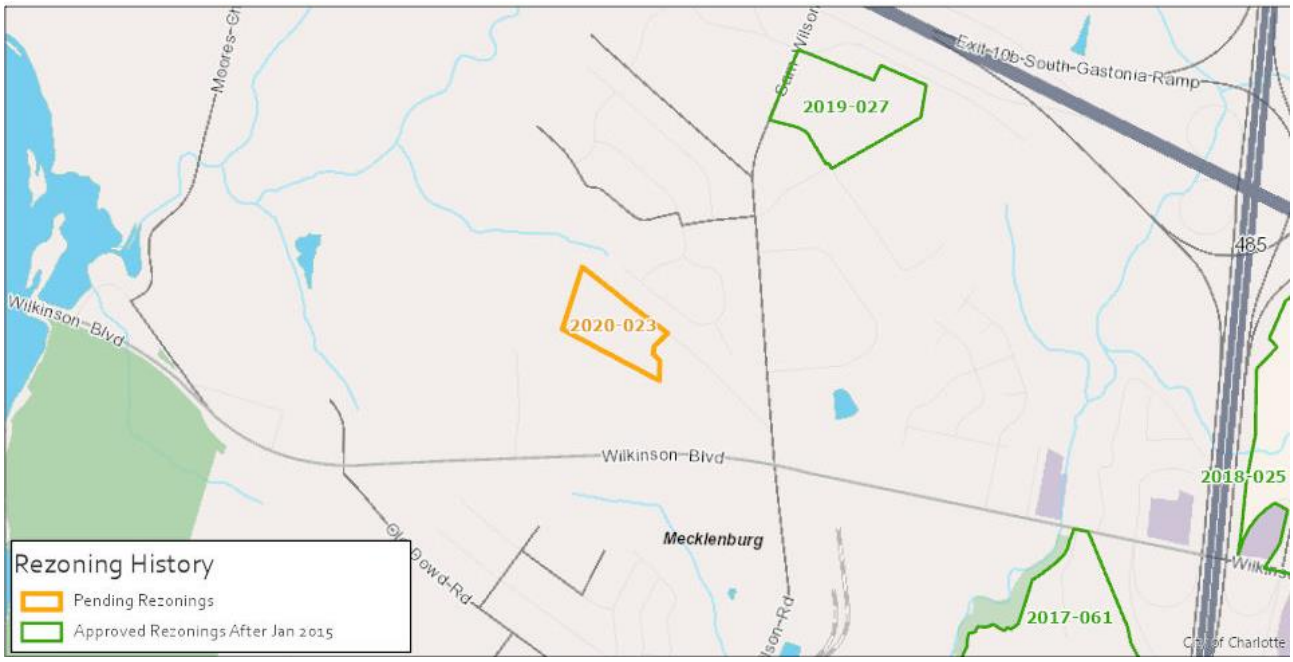
The properties to the north are developed with single family homes.

The properties to the south are developed with industrial uses. The subject property is marked with a red star.

The property to the west is undeveloped industrial zoned land. The subject property is marked with a red star.

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

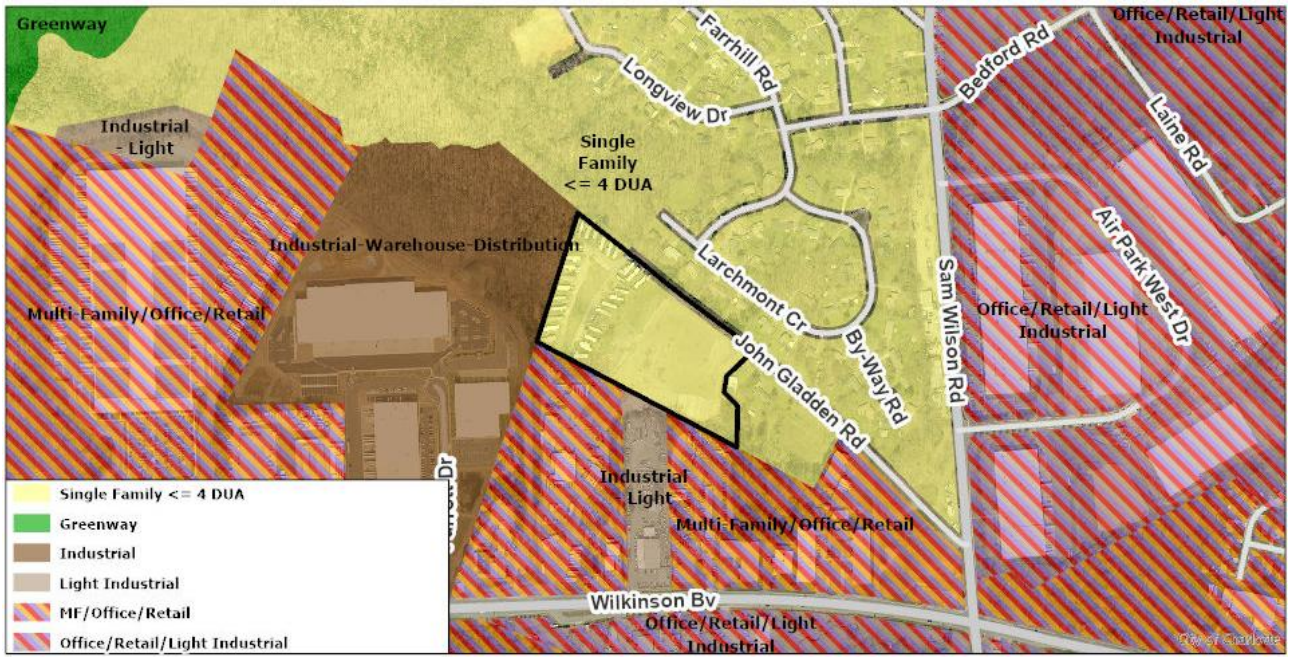
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-061	The petition rezoned property to I-1(CD) SPA LLWPA (light industrial, conditional, site plan amendment, Lower Lake Wylie Protected Area) to amend the previously approved site plan in order to eliminate a restriction on the amount of permitted warehouse/distribution space.	Approved
2018-025	The petition rezoned property to I-2 (CD) Air LLWPA (general industrial, conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area) to allow the construction of warehouse/ distribution, office and other industrial uses.	Approved

2019-027	The petition rezoned property to I-2(CD) LLWPA to allow 250,000 square feet of industrial uses.	Approved

- **Public Plans and Policies**



- The *Dixie Berryhill Strategic Plan* (adopted 2003) recommends single family residential uses up to four dwelling units per acre (DUA) for this site.

- **TRANSPORTATION SUMMARY**
  - The site is on John Gladden Road (local road, privately maintained), which is off Sam Wilson Road (minor thoroughfare, state maintained, and is located within a corridor outside Route 4. The site is within the limits of the Westside Strategy Plan and I-485 Interchange Analysis.
- **Active Projects:**
  - There are no active projects within the immediate area.
- **Transportation Considerations**
  - See Outstanding Issues, Note 2
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: No data for manufactured housing.

  Entitlement: No data for manufactured housing.

  Proposed Zoning: 305 trips per day (based on 10.92 acres of Industrial).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **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:** No comments submitted.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **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 comments submitted.

OUTSTANDING ISSUES

Site and Building Design

1. Will need to show required future buffer adjacent to R-3 single-family in Development Area A.

Transportation

2. The petitioner should revise the site plan and conditional notes, in reference to Sections 3.A. and 3.B, to establish and record a cross access easement across Tax Parcel Nos. 053-211-07 and 053-211-10 to Wilkinson Boulevard. Access agreement for all three parcels in the event that one or more parcel(s) is sold to another individual/entity for access to be maintained to Wilkinson.

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

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