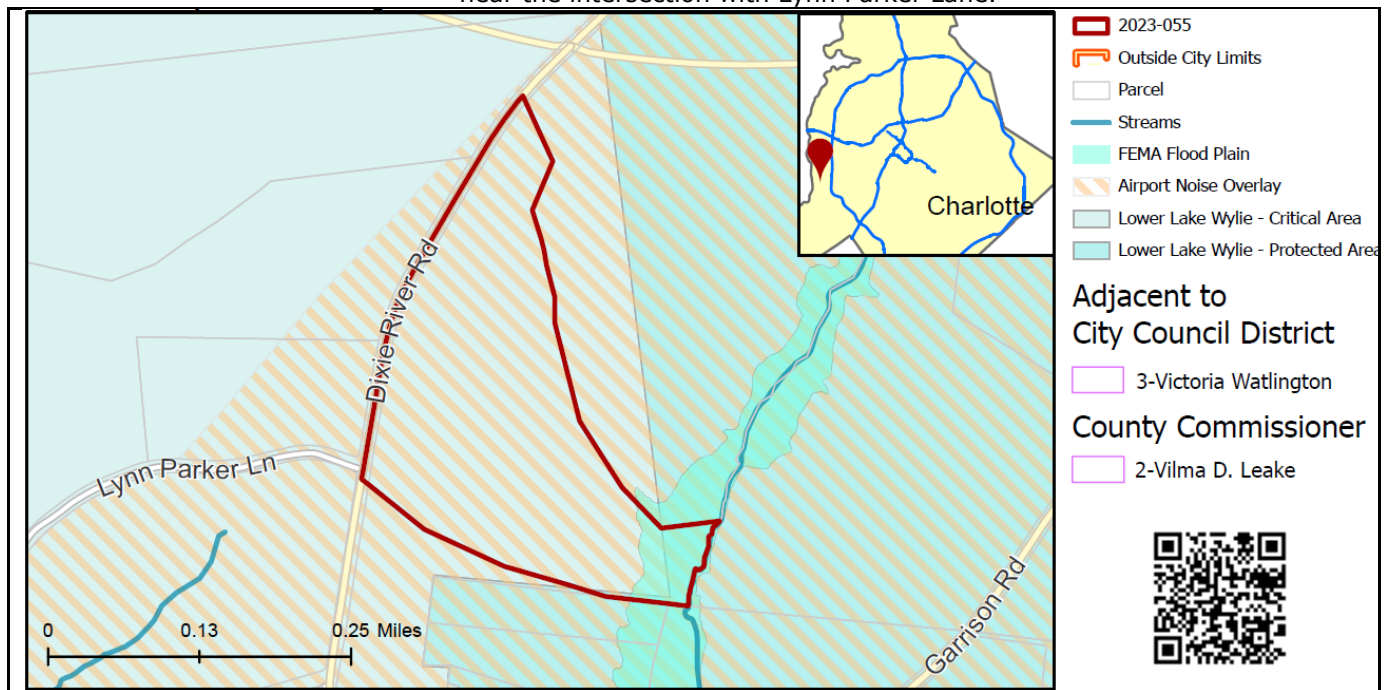


## REQUEST

Current Zoning: MUDD-O AIR LLWCA (Mixed-Use Development District-Optional, Airport Noise Overlay, Lower Lake Wylie Critical Area)  
Proposed Zoning: MUDD-O SPA AIR LLWCA (Mixed-Use Development District-Optional, Site Plan Amendment, Airport Noise Overlay, Lower Lake Wylie Critical Area)

## LOCATION

Approximately 6.59 acres located on the east side of Dixie River Road near the intersection with Lynn Parker Lane.



## SUMMARY OF PETITION

The petition proposes to amend a previously approved site plan to allow deviation from development standards for the provision of emergency services on a vacant parcel in the River District.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Crescent River District LLC  
Charlotte Fire Department  
Jonathan Sossamon

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center place type.

### Rationale for Recommendation

- The proposed civic/institutional use is consistent with the character of the Community Activity Center place type.
- The development standards modifications are appropriate for the proposed use and will not impact the urban design standards that apply to remainder of the previous rezoning site.

- The proposed fire station will provide services to the future River District, other recent rezonings for residential and industrial development, as well as to existing properties in the vicinity of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 6: Healthy, Safe & Active Communities
  - 10: Fiscally Responsible

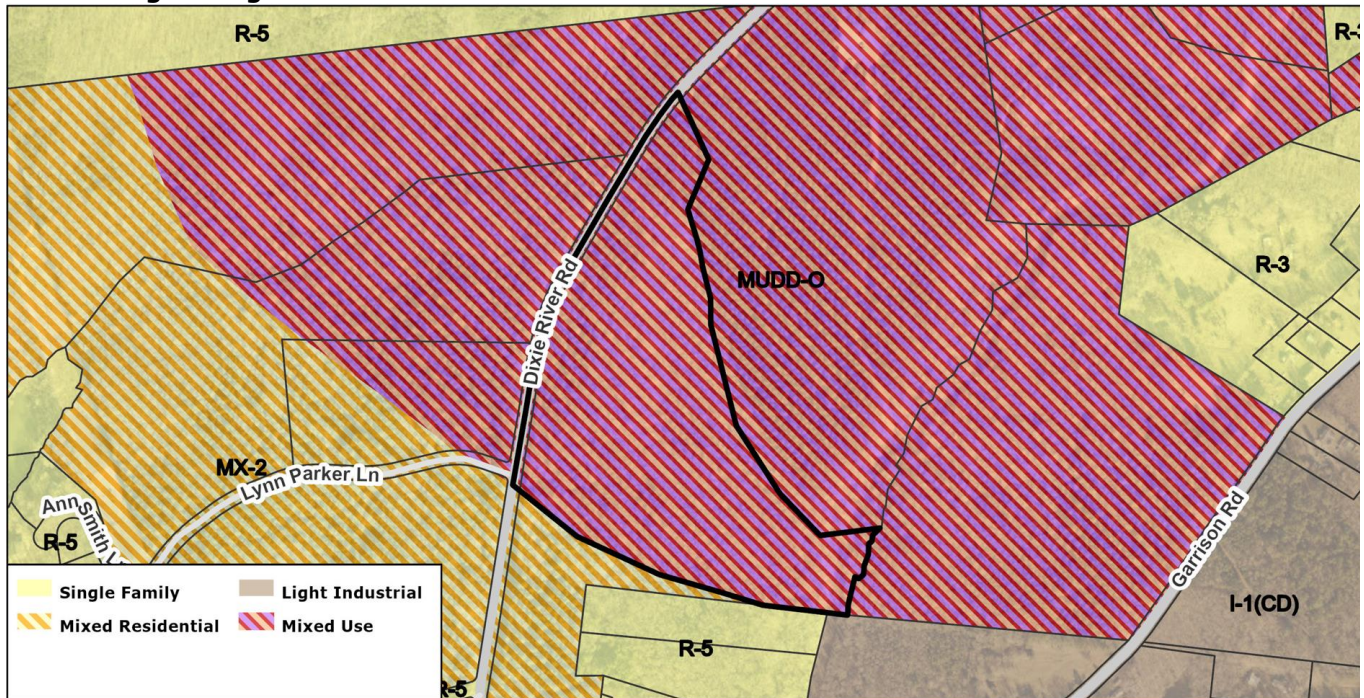
## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan amendment contains the following changes:

- Allows for modification of the minimum building setback to 50 feet and maximum building setback to no more than 100 feet from the future Dixie River Road back of curb.
- Eliminates the requirement for minimum ground floor activation.
- Modifies the ground floor transparency requirements to a minimum of 10%, 6% of which may be opaque glass.
- Proposed an optional provision to allow public parking between the building and street.

### Existing Zoning



- The site and much of the surrounding area is zoned MUDD-O as part of the River District rezoning, petition 2016-056. There is a mix of other zoning districts in the vicinity including MX-2, R-5, R-3, and I-1(CD).

Existing Zoning	Translated Zoning	Recommended Place Type
MUDD-O AIR LLWCA (Mixed-Use Development District-Optional, Airport Noise Overlay, Lower Lake Wylie Critical Area)	N/A (conditional zoning does not translate)	Community Activity Center





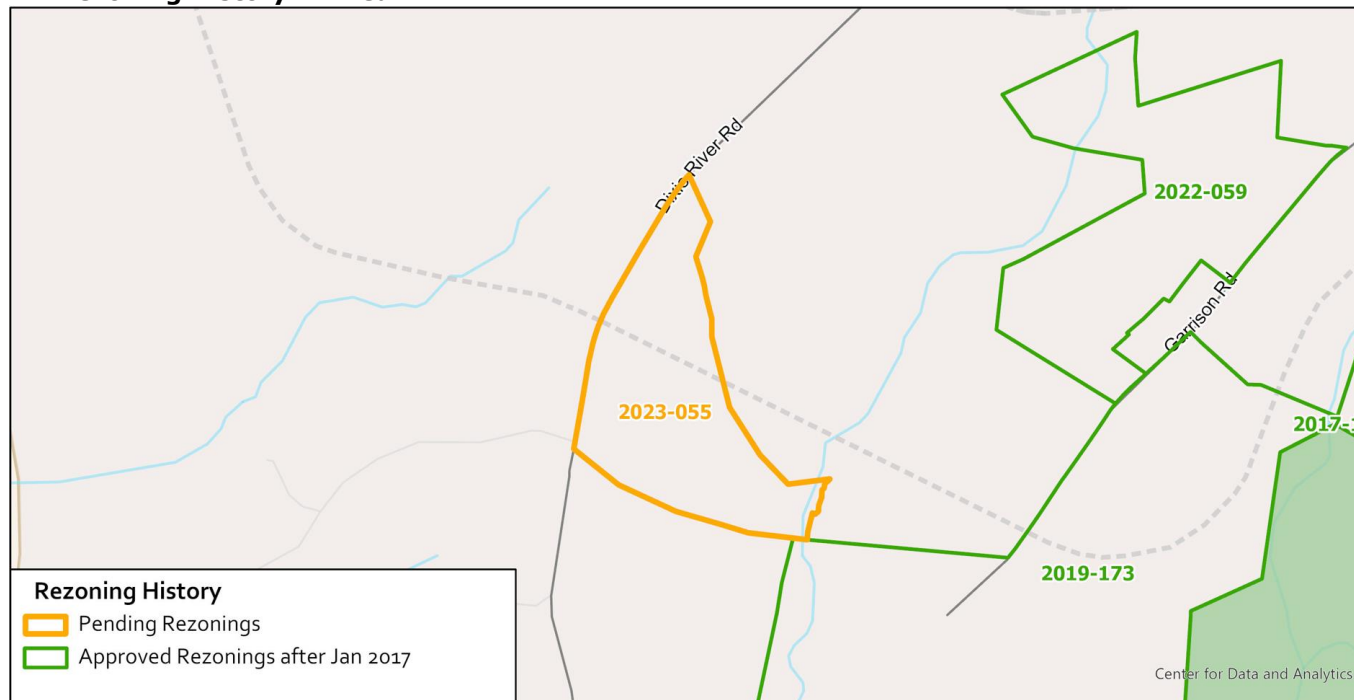
The site, marked by a red star, is heavily wooded and is surrounded primarily by wooded, undeveloped land that is planned to be developed as the River District. Recently approved rezoning petitions have entitled the development of large scale residential, commercial, and industrial uses near the site that will be served by the proposed fire station.



Street view looking north on Dixie River Road. The rezoning site is to the right (east) of Dixie River Road. All properties surrounding the site are heavily wooded.

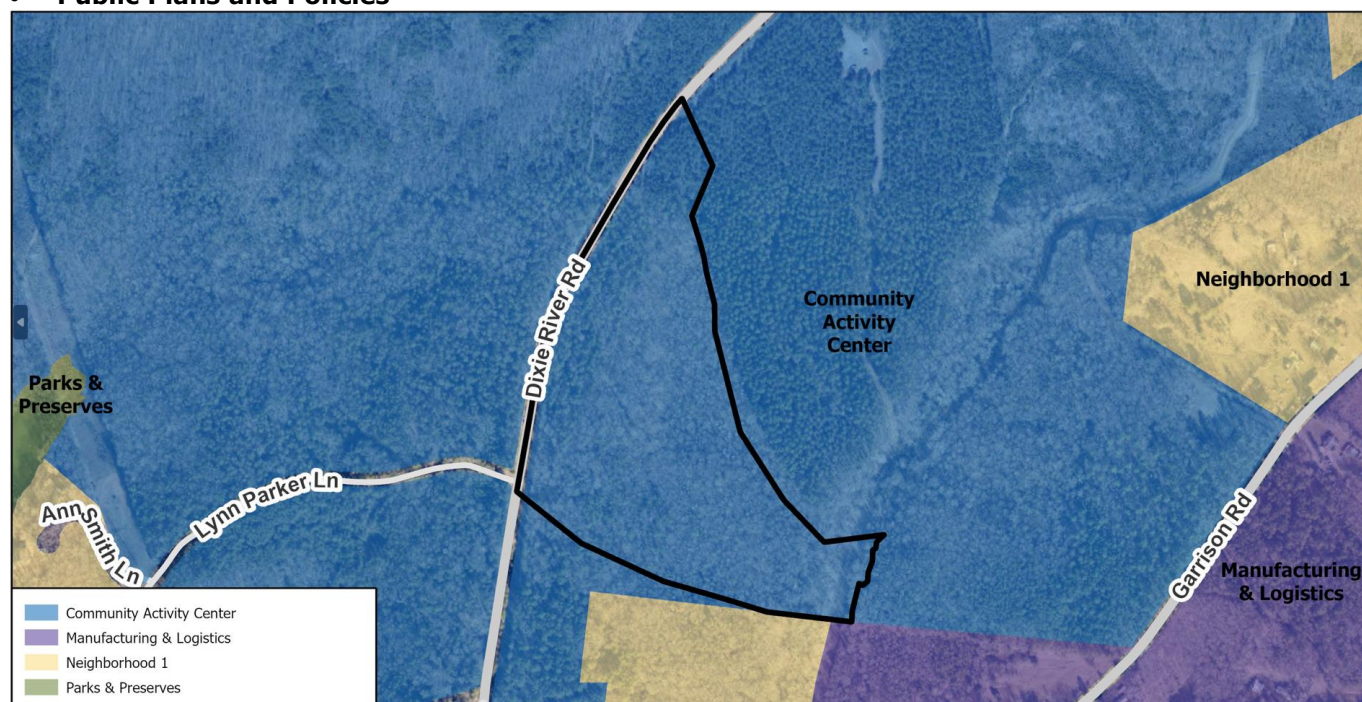


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-059	Petition to allow up to 335 single family detached, single family attached, and multifamily dwelling units.	Approved
2019-173	Petition to allow 1,450,000 square feet of light industrial uses.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Community Activity Center Place Type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Dixie River Road, a State-maintained major throughfare, north of Lynn Parker Lane, a privately maintained local street. A Traffic Impact Study (TIS) is not required for this site. A site plan should be submitted for a complete review of this petition. If no site plan is submitted, CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
- River District
  - 1,400-Acre master planned community
  - In design / construction
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: unknown trips per day (based on too many possible uses to determine).
  - Proposed Zoning: 70 trips per day (based on 14,000 SF firehouse).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **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:** No comments submitted.
- **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:** Only Sewer is accessible for this rezoning boundary. 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. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** 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:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908