

<b>REQUEST</b>	Current Zoning: I-1(CD), light industrial, conditional Proposed Zoning: I-2, general industrial
<b>LOCATION</b>	Approximately .58 acres located on the north side of Byrum Drive at the intersection of Larkmoore Court and Sirius Lane.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone the property to allow all uses in the I-2 district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Southwest District Plan</i> .
<b>Property Owner</b>	AFB-Two L-P
<b>Petitioner</b>	Robert Ellis
<b>Agent/Representative</b>	Robert Ellis
<b>Community Meeting</b>	Meeting is not required.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan. All uses permitted in the I-2 zoning district would be allowed.
- **Existing Zoning and Land Use**  
The subject property is occupied by a vacant warehouse. The site is predominantly surrounded by industrial warehouse/office uses, scattered residential, and undeveloped land on properties zoned I-1, I-1(CD), I-2, I-2(CD), and R-3.
- **Rezoning History of Subject Site**  
The subject site is part of a larger 14.9-acre area rezoned in 1987 [Rezoning Petition 87-39(c)] from R-12 and I-1 to I-1(CD) to accommodate the creation of eleven building sites and allow the following uses: banks; clinics and medical offices; distribution facilities; laboratories; office buildings; restaurants; showrooms; warehousing; and wholesale sales and storage. Subsequent administrative approvals allowed the addition of a church as a permitted use, and the combination of six of the building sites into one site.
- **Rezoning History in Area**
  - To the northeast of the property, petition 2009-029 rezoned approximately 34 acres located along Horseshoe Lane off West Boulevard from I-1 to I-2, as part of the operations of the Charlotte Douglas International Airport.
  - Petition 2008-069 rezoned approximately 2,238 acres of property owned by the City of Charlotte from various residential, commercial, and industrial zoning designations to I-2 and I-2 LLWPA.
- **Public Plans and Policies**
  - The *Southwest District Plan* (1991) recommends office/industrial uses for this site located just south of the airport.
  - This petition is consistent with the *Southwest District Plan*.

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**
    - Current Zoning: A wide range of trip generation is possible with the array of uses allowed under the existing zoning scenario.
    - Proposed Zoning: A wide range of trip generation is possible with the array of uses allowed under the proposed zoning scenario.
  - **CDOT:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Neighborhood and Business Services:** No issues.
  - **Schools:** CMS does not comment on non-residential rezoning petitions.
  - **Park and Recreation:** No comments received.
- 

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** There is no site plan associated with this conventional rezoning request.
- 

**OUTSTANDING ISSUES**

- No issues.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

**Planner:** Claire Lyte-Graham (704) 336-3782