

REQUEST	Current Zoning: O-15(CD), office, conditional and O-1, office Proposed Zoning: I-1(CD), light industrial, conditional
LOCATION	Approximately 57.91 acres located at the intersection of Pine Oaks Drive and Beam Road and bounded on the north by West Oak Drive.
SUMMARY OF PETITION	The petition proposes to allow a variety of light industrial uses, as noted on the site plan. The proposed plan provides three access points and retains the existing pond, wetlands and streams.
Property Owner	South 36R, LLC and City of Charlotte
Petitioner	South 36R, LLC and City of Charlotte
Agent/Representative	Curtis Rudolph, Mid-South Realty
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added to address potential ways to provide flexibility to modify the required buffer, if needed, to extend West Oak Drive to the east. 2. A note has been added that a public turn-around will be provided if a private street connects to the terminus of West Oak Drive. 3. A note has been added that Post Construction Controls for the site will include requirements per the pre-rezoned existing zoning condition. Specifically states that provisions for one-year volume and a natural area/tree save will be maintained for the rezoned site. 4. A note has been added to indicate that an access agreement must be executed if the future connection along the southeastern property line is provided as a private street connection. 5. A note has been added that precipitates the development of the future connection to the southeast.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Lipton/Dodson</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Phipps and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton/Dodson	Yeas:	Dodson, Fallon, Firestone, Lipton and Rosenburgh	Nays:	None	Absent:	Phipps and Walker	Recused:	None
Motion/Second:	Lipton/Dodson										
Yeas:	Dodson, Fallon, Firestone, Lipton and Rosenburgh										
Nays:	None										
Absent:	Phipps and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and the changes that occurred since the public hearing. It was noted that the request was inconsistent with the <i>Southwest District Plan</i> , which recommends office uses for the site. However, the requested light industrial uses are compatible with the abutting office and warehouse uses.
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STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Southwest District Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Lipton).
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Most uses allowed in the I-1 district.
- Prohibited uses include but are not limited to abattoirs, automotive sales and repair, jails and prisons, manufactured housing repair and sales, nightclubs, bars and lounges, raceways, shelters, short-term care facilities, and single room occupancy residences.
- Three access points along Beam Road and West Oak Drive.
- Class A buffers abutting and across the street from residential zoning or uses.
- Six-foot sidewalk and eight-foot planting strip along Beam Road.
- Preservation of the existing pond, wetlands and streams.
- Future access along the southeastern property line with specifications that trigger development.
- Provision of a public turn-around if a private street connects to the terminus of West Oak Drive.

- **Public Plans and Policies**

- The *Southwest District Plan* (1991) recommends office uses for this site.
- The petition is inconsistent with the *Southwest District Plan* (1991).

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** No issues.

OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Application Form
- Community Meeting Report
- Pre-Hearing Staff Analysis
- Site Plan