

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 Westoak 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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is 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.
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.

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.
- **Existing Zoning and Land Use**
The subject site is vacant, with the exception of one residential dwelling. Surrounding properties are zoned R-3, I-1, I-1(CD), and B-D(CD) and are developed with office, industrial/warehouse, hotel, and single family uses.
- **Rezoning History in Area**
There have been no rezonings in the immediate area in recent years.
- **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).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:**
 - CDOT requests that a terminus be provided to Westoak Drive with a turn-around within the public right-of-way. In addition, a note should be added that streets may be public or private but must be built to USDG standards.

- **Vehicle Trip Generation:**
Current Zoning: The petition will allow a wide range of trip generation based on the existing zoning classification.
Proposed Zoning: 3,100 trips per day.
 - **Connectivity:** CDOT requests that a future access be provided to the abutting property to the east identified as tax parcel 143-121-31.
 - **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:** Add note that Post Construction Controls for the site will include requirements per the pre-rezoned existing zoning condition. Specifically provisions for one year volume and a natural area/tree save will be maintained for the rezoned site.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Add additional area to provide required buffer width in area crossed by an access point.
 2. Address CDOT comments.
 3. Add note that Post Construction Controls for the site will include requirements per the pre-rezoned existing zoning condition. Specifically state that provisions for one year volume and a natural area/tree save will be maintained for the rezoned site.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- 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

Planner: Sonja Sanders (704) 336-8327