
REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: I-2, general industrial
LOCATION	Approximately 5.38 acres located on the south side of West Boulevard between Sirius Lane and Yorkmont Road.
SUMMARY OF PETITION	The petition proposes to rezone the property to accommodate general industrial uses in the vicinity of the airport.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Southwest District Plan</i> .
PROPERTY OWNER	Elam Group, LLC
PETITIONER	Elam Group, LLC
AGENT/REPRESENTATIVE	Bob Young, Robert G. Young, Inc.
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
The subject site is made up of three parcels. One parcel is developed with an industrial warehouse building and the other two parcels are vacant. This property is located just south of Charlotte Douglas International Airport and is within the Airport Noise Overlay. Properties to the north and east are zoned I-2 and I-2(CD) and occupied with industrial warehouse buildings. I-1 zoned properties are west and south of the petitioned site and contain industrial warehouse buildings along with a commercial fueling station.
- **Rezoning History in Area**
Recent rezonings approved in the area include:
 - Petition 2010-007 rezoned 3.0 acres located on the northwest corner of Byrum Drive and Sirius Lane from I-1(CD) to I-2. This petition is approximately 200 feet south of the subject site.
 - Petition 2009-029 rezoned 34 acres located along Horseshoe Lane off West Boulevard from I-1 to I-2. This petition is approximately three fourths of a mile east of the subject site.
 - Petition 2008-069 rezoned approximately 2,238 acres from residential, business and industrial zoning designations to I-2 and I-2 LLWPA for consistency with the *Airport Master Plan*. Some of the acreage rezoned as part of Rezoning Petition 2008-069 lies directly to the north of the subject property and also within close proximity to the site in all other directions.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends office/industrial land uses for this site located just south of the airport in order to establish a nonresidential land use pattern.
 - This petition is consistent with the *Southwest District Plan*.

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:** No issues.
 - **Vehicle Trip Generation:** The petition will not affect the number of vehicle trips.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential 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 Department:** No comments received.
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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-Environment*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- 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

Planner: Shad Spencer (704) 353-1132