
REQUEST	Current Zoning: BD(CD), business distributive, conditional Proposed Zoning: I-2 (CD), general industrial, conditional
LOCATION	Approximately 12.93 acres locate along Beam Road between Cross Beam Drive and Associates Lane.
SUMMARY OF PETITION	The petition proposes to allow several uses that are not permitted within the existing business distributive district zoning while eliminating the most intense industrial uses allowed in the proposed I-2 zoning.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Westside Strategic Plan</i> .
PROPERTY OWNER	CIP Real Estate, Charlotte Portfolio of Three, LLC
PETITIONER	CIP Real Estate, Charlotte Portfolio of Three, LLC
AGENT/REPRESENTATIVE	Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

- The petitioner's agent inquired as to whether a "vocational school" could locate on the subject properties. The properties were rezoned to BD (CD) in 1982 (petition 1982-014C). At that time "trade schools" were listed on the site plan as an allowed use but were only allowed through the issuance of a Special Use Permit (SUP).
- A site plan amendment was approved in 1988 for the subject properties. At that time, the only change related to modifying buffers and did not change the permitted uses.
- The Zoning Ordinance no longer contains Special Use Permits and now refers to "trade schools" as "vocational schools". In light of this, staff advised the petitioner to file a text amendment to add vocational schools to the BD district.
- In reviewing the proposed text amendment staff determined that the text amendment would not resolve the issue and advised the petitioner's agent to rezone the property to a district which permits "vocational schools".
- As the petitioner's agent acted on staff's direction and was delayed due to the change from a text amendment to a rezoning, staff is requesting that the City Council consider making a decision on this petition on July 16th 2012.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Existing building and parking layout;
- Proposed building location for a portion of the property that is not developed; and
- Proposed uses.

- **Existing Zoning and Land Use**

- The subject properties are zoned BD(CD) and are developed with multiple buildings which house uses permitted by the 1982 rezoning. A small portion of the property along Associates Lane is vacant. The properties to the north, west and south were also part of the 1982 rezoning and are developed in accordance with the conditional site plan. To the east, across Beam Road, one property is zoned O-1 and used for religious purposes.

- **Rezoning History in Area**
 - 2011-012 was a BD site amendment for 5.6 acres located on the south side of Center Park Drive, approximately ½ mile to the southeast of the subject property. The amendment eliminated a conditionally required buffer.
 - **Public Plans and Policies**
 - *Westside Strategic Plan* (2000) recommends business, office park and industrial land uses for the general area.
 - The petition is consistent with the *Westside Strategic Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Transportation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
 - **Urban Forestry:** No issues.
-

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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Urban Forestry Review

Planner: Tammie Keplinger (704) 336-5967