

REQUEST	Current Zoning: R-3 LLWPA, single family residential, Lower Lake Wylie Protected Area and B-2 LLWPA, general business, Lower Lake Wylie Protected Area Proposed Zoning: I-2 LLWPA, general industrial, Lower Lake Wylie Protected Area
LOCATION	Approximately 45.64 acres located on the north side of Wilkinson Boulevard at the intersection of Wilkinson Boulevard and Marshall Drive. (Council District 3 - Mayfield)
SUMMARY OF PETITION	This petition proposes to rezone property owned by the Charlotte Douglas International Airport in affiliation with the implementation of the <i>Airport Master Plan</i> . The property is located within the Airport Noise Overlay District.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Douglas International Airport City of Charlotte Aviation Department Jerry Orr/Diane Carter
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Westside Strategic Plan</i> and the <i>Southwest District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Escert seconded by Commissioner Phipps).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Lathrop/Labovitz Yeas: Allen, Eschert, Griffith, Labovitz, Lathrop, and Phipps Nays: None Absent: None Recused: Johnson
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ZONING COMMITTEE DISCUSSION

Staff presented this item to the Zoning Committee, noting it was a conventional petition with no associated site plan. Staff stated the purpose of the request was in order to implement the *Airport master Plan*. A Commissioner mentioned an e-mail that was received from a resident inquiring about access to the property and ownership of two remaining houses. Staff responded to the question regarding access by stating that any access would be reviewed by CDOT through the permitting process, and that ensuring property was not landlocked would be part of the review. The Committee suspended the rules in order to allow the agent for the petition respond about ownership of the two parcels. Ms. Diane Carter with the Charlotte Douglas International Airport responded that the two remaining properties were closed on November 8th. There was no further discussion of this petition.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - This petition is consistent with overall objective for encouraging a mix of land uses adjacent to the airport as contained in the *Westside Strategic Plan* and with the *Southwest District Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **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 issues.
 - **Urban Forestry:** 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-Environment*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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