

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The request is consistent with the objective of a compatible mix of uses adjacent to the airport contained in the <i>Westside Strategic Plan</i> , and with the <i>Southwest District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Charlotte Douglas International Airport City of Charlotte Aviation Department Jerry Orr/Diane Carter
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**
With the exception of three existing single family homes and an abandoned warehouse, the rezoning site consists primarily of undeveloped single family lots and vacant commercial acreage. These properties are located within the Airport Noise Overlay District. The rezoning site (and on the south side of Interstate 85) is surrounded by undeveloped residential, business and industrial acreage, industrial uses and airport property on properties zoned R-3, B-2, I-1 and I-2. North of the rezoning site and across I 85 are single family residential homes and institutional facilities on properties zoned R-3 and Institutional.
- **Rezoning History in Area**
Approval of conventional rezoning petition 2008-069 allowed the rezoning of approximately 2,238.06 acres owned by the City of Charlotte and located along Wilkinson Boulevard, Tuckaseegee Road, Little Rock Road, Old Dowd Road, Wallace Neal Road, Dixie Road and West Boulevard from various residential, business and industrial zonings to I-2 and I-2 LLWPA in association with the operation of the Charlotte Douglass International Airport and its *Airport Master Plan*.
- **Public Plans and Policies**
 - The *Westside Strategic Plan* (2000) did not have a site specific land use recommendation for this site. However, the plan has an overall objective for the area that encourages a compatible mix of land uses adjacent to the airport, and to areas most impacted by airport noise.
 - The *Southwest District Plan* (1991) recommends office / industrial land use for these parcels and the surrounding area.
 - 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*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** The request would result in an increase in daily trips and would have a moderate traffic impact to the surrounding thoroughfare street system.
 - **Vehicle Trip Generation:**
 - Current Zoning: 1,380 trips per day.
 - Proposed Zoning: 3,320 trips per day.
 - **Connectivity:** No issues.
 - **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:** Engineering and Property Management has noted that there is a possible wetland on the rezoning site.
 - **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.

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
- 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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