

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 60 acres generally surrounded by Wilkinson Boulevard, Marshall Drive, Shoreline Drive, Interstate 85, and Virginia Circle. (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. The petition proposes to allow all uses in the I-2 (general industrial) district.
PROPERTY OWNER	City of Charlotte
PETITIONER	Charlotte Douglas International Airport
AGENT/REPRESENTATIVE	Brent Cagle
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Westside Strategic Plan</i> and <i>Southwest District Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 5-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Ryan).
ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Labovitz/Allen Yeas: Allen, Dodson, Labovitz, Low, and Ryan Nays: None Absent: Firestone and Walker Recused: Zoutewelle
ZONING COMMITTEE DISCUSSION	A commissioner noted the age of the area plans and the <i>Airport Master Plan</i> and suggested these plans be updated to provide a current framework for development around the airport.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- The *Westside Strategic Plan* (2000) does 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 the overall objective for encouraging a mix of land uses adjacent to the airport as contained in the *Westside Strategic Plan*, and is consistent with the *Southwest District Plan*.
 - This petition also facilitates the implementation of the *Airport Master Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 1,600 trips per day.
Proposed Zoning: The petition will allow a wide range of trip generation based on the proposed zoning classification.
 - **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 comments received.
 - **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.
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OUTSTANDING ISSUES

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

- Application
- Locator Map
- Pre-Hearing Staff Analysis
- Transportation Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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