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| REQUEST | <p>Current Zoning: R-3 LLWPA, single family residential, Lower Lake Wylie Protected Area and B-2 LLWPA, general business, Lower Lake Wylie Protected Area</p> <p>Proposed Zoning: I-2 LLWPA, general industrial, Lower Lake Wylie Protected Area</p> |
| LOCATION | <p>Approximately 60 acres generally surrounded by Wilkinson Boulevard, Marshall Drive, Shoreline Drive, Interstate 85, and Virginia Circle. (Council District 3 - Mayfield)</p> |
| SUMMARY OF PETITION | <p>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.</p> |
| STAFF RECOMMENDATION | <p>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> recommendation for office/industrial uses.</p> |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | <p>City of Charlotte Charlotte Douglas International Airport Diane Carter</p> |
| COMMUNITY MEETING | <p>Meeting is not required.</p> |

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
The rezoning site is composed of an approximately 0.42 acre parcel on Wilkinson Boulevard to the east of Marshall Drive, developed with an existing, vacant commercial building. The remainder of the site, west of Marshall Drive between Wilkinson Boulevard and Interstate 85, consists of undeveloped single family and commercial lots.

Properties south of Interstate 85 are primarily zoned I-2, with a few parcels zoned R-3, B-2 and I-1. Land uses include single family dwellings, office, hotel, commercial and industrial/ warehouse uses. 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**
This request is part of a series of rezonings requested by Charlotte-Douglas International Airport between the airport and Interstate 85.

The most recent rezoning approved in the area is conventional rezoning petition 2012-098 located to the east of the site, which rezoned approximately 45.64 acres owned by the City of Charlotte from R-3 LLWPA and B-2 LLWPA to I-2 LLWPA.
- **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 the 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*.
 - 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.
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.

OUTSTANDING ISSUES

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

- Application
- Locator Map
- Transportation Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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