

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: I-1 (light industrial)
LOCATION	Approximately 6.04 acres located on the south side of Wilkinson Boulevard, east of Boyer Road and west of Billy Graham Parkway. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 (light industrial) zoning district on undeveloped parcels in close proximity to the Charlotte-Douglas Airport.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Air West Commerce Center II, LLC & EWM Holdings, LLC Air West Commerce Center II, LLC & EWM Holdings, LLC Walter Fields, III
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Southwest District Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan, recommends office/industrial land uses for these parcels as well as the surrounding area, which is located just north of the Charlotte-Douglas International Airport. • Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The adopted plan recommends office/industrial land uses; and • The rezoning site is generally surrounded by office, warehouse, industrial, and retail land uses on properties located in business and industrial zoning districts; and • The site is located just north of the Charlotte-Douglas International Airport and is located within the "Combined 1996 Noise Exposure Map/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development; and • Uses allowed in the I-1 (light industrial) district, such as warehouse distribution, manufacturing, and other non-residential uses, are least effected by the airport noise. Residential uses are not permitted in the I-1 district; <p>By a 6-0 vote of the Zoning Committee (motion by Labovitz seconded by Wiggins).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Labovitz / Wiggins Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins Nays: None Absent: Lathrop Recused: None
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ZONING COMMITTEE DISCUSSION Staff presented this conventional petition to the Committee noting the request is consistent with the *Southwest District Plan*. There was no discussion of this request.

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, which applies to all the standards, regulations and uses in the I-1 (light industrial) zoning district. Uses that are allowed in the I-1 (light industrial) district that are not allowed in the I-2 (general industrial) district include: hotels/motels, theatres, automobile sales and repair. In addition, the I-1 (light industrial) district allows more square footage than I-2 (general industrial) for the following uses: Financial institutions, offices, retail establishments, shopping center, and business, personal and recreational services, and government buildings.

• Public Plans and Policies

- The *Southwest District Plan* (1991) recommends office/industrial uses for these parcels, as well as the surrounding area, which is located just north of the Charlotte-Douglas International Airport.
- The site is located within the Airport Noise Disclosure Overlay district.

• TRANSPORTATION CONSIDERATIONS

- This rezoning will not significantly affect the trip generation potential for the site. Since this is a conventional rezoning, CDOT does not have any concerns with this petition.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** 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.
 - **Charlotte Water:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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