

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: I-1 (light industrial)
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Air West Commerce Center II, LLC & EWM Holdings, LLC Air West Commerce Center II, LLC & EWM Holdings, LLC Walter Fields, III
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Southwest District Plan</i>, which 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.</p> <p><u>Rationale for Recommendation</u></p> <ol style="list-style-type: none"> <li>1. The adopted Plan recommends office/industrial land uses.</li> <li>2. The rezoning site is generally surrounded by office, warehouse, industrial, and retail land uses on properties located in business and industrial zoning districts.</li> <li>3. 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 not conducive to residential development.</li> <li>4. 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.</li> </ol>
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**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.
- **Existing Zoning and Land Use**
  - The subject property is zoned I-2 (general industrial) and is currently vacant.
  - To the north across Wilkinson Boulevard is a mix of commercial/retail, office, scattered residential, and industrial uses along the street on properties zoned R-17MF (multi-family residential), B-2 (general business), and I-1 (light industrial).
  - To the east, across Billy Graham Parkway, are retail and office/warehouse uses, and undeveloped acreage zoned B-2 (general business), I-1 (light industrial), I-1(CD) (light industrial, conditional), and I-2 (general industrial).
  - South of the subject site are retail and warehouse uses zoned I-2 (general industrial).
  - See “Rezoning Map” for existing zoning in the area.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **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.
- **Vehicle Trip Generation:**  
A wide variety of uses are allowed under both the existing and proposed zoning districts.

**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](http://www.rezoning.org)**

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

**Planner:** Claire Lyte-Graham (704) 336-3782