

<b>REQUEST</b>	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: I-2 (general industrial)
<b>LOCATION</b>	Approximately 2.02 acres located on the southeast corner at the intersection of Boyer Street and Withrow Road near Billy Graham Parkway. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the I-2 (general industrial) zoning district on vacant acreage located off Wilkinson Boulevard northwest of the Charlotte-Douglas International Airport.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	City of Charlotte/Charlotte Douglas International Airport Charlotte Douglas International Airport Brent Cagle/Diane Carter
<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 this site and the surrounding area, which is located northwest 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 undeveloped land, warehouse, industrial, and retail land uses on properties located in business, and industrial districts, as well as a few scattered residential units zoned multi-family.</li> <li>3. The site is located northwest 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 are not conducive to residential development.</li> <li>4. Uses allowed in the I-2 (general industrial) district, such as warehouse distribution, manufacturing, and other non-residential uses, are least affected by the airport noise. Residential uses are not permitted in the I-2 (general industrial) district.</li> </ol>
---------------------------------	--

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the I-2 (general industrial) zoning district. The I-2 (general industrial) allows for a variety of uses including wholesaling and industrial areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad range of specialized industrial operations.

Examples of specific uses allowed in the I-2 (general industrial) district by right and under prescribed conditions include: assembly or fabrication of previously manufactured parts; automotive service stations; airports; car washes; financial institutions; foundries; heliports and helistops; hotels and motels; junkyards; land clearing and inert debris landfills off site (LCID); manufactured housing repair; power generation plants; railroad freight yards, repair shops and marshalling yards; theatres, drive-in motion picture; truck terminals; and warehousing.

• **Existing Zoning and Land Use**

- The subject property is zoned R-17MF (multi-family residential) and is currently vacant.
- To the north are two single family homes and vacant land zoned R-17MF (multi-family residential) and I-1 (light industrial).
- East, across Billy Graham Parkway, are retail uses and vacant land zoned B-2 (general

- business) and I-1 (light industrial).
- South and west of the subject site are hotel, retail, warehouse uses and vacant acreage zoned R-17MF (multi-family residential), B-2 (general business), and I-1 (light industrial).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Rezoning petition 2016-006 proposes to rezone approximately 6.04 acres located on the south side of Wilkinson Boulevard, east of Boyer Street and west of Billy Graham Parkway, from I-2 (general industrial) to I-1 (light industrial) to allow all uses permitted in the I-1 (light industrial) zoning district on undeveloped parcels in close proximity to the Charlotte-Douglas International Airport. The request is scheduled for decision at the February 15, 2016 City Council Rezoning Meeting.
- **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**
  - As a conventional rezoning request, and considering the possible uses, CDOT has no specific concerns about the site. The site will be required to add curb, gutter, and sidewalks with planting strips along the frontages of Boyer Street and Withrow Road when it develops as part of the permitting process.

**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:** See Advisory Comments, Note 1.
- **Engineering and Property Management:** See Advisory Comments, Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**Advisory Comments**

Infrastructure

1. The site does not currently have access to sewer system. The closest sewer system availability is located approximately 300' south of the property at the Wilkinson Boulevard intersection.

Environment

2. Trees greater than two (2) inches in diameter as measured 4.5' above ground and in the street right of way are protected by law; authorization for their removal is to be coordinated through the City Arborist. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.

**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 Review
  - Engineering and Property Management Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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