

REQUEST Current Zoning: I-2 (LLWPA) (general industrial, Lower Lake Wylie Protected Area)
Proposed Zoning: I-1 (LLWPA) (light industrial, Lower Lake Wylie Protected Area)

LOCATION Approximately 8.32 acres located at the end of Keeter Drive near the intersection of Little Rock Road and Keeter Drive.
(Council District 3 - Mayfield)

SUMMARY OF PETITION The petition proposes to allow all uses permitted in the I-1 (light industrial) zoning district on a parcel where there currently exists a truck leasing operation within close proximity to the Charlotte-Douglas International Airport and Interstate 85.

PROPERTY OWNER Rollins Leasing LLC c/o Penske Truck Leasing
PETITIONER Rollins Leasing LLC
AGENT/REPRESENTATIVE Keith J. Merritt

COMMUNITY MEETING Meeting is not required.

STATEMENT OF CONSISTENCY

- The Zoning Committee found this petition to be consistent with the *Southwest District Plan*, based on information from the staff analysis and the public hearing, and because:
 - 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:
 - The adopted Plan recommends office/industrial land uses; and
 - The rezoning site is generally surrounded to the east, west and south by office, warehouse, industrial, and hotel land uses and vacant properties located in 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, 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 affected by the airport noise. Residential uses are not permitted in the I-1 district;

By a 6-0 vote of the Zoning Committee (motion by Dodson seconded by Eschert).

ZONING COMMITTEE ACTION The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

VOTE

Motion/Second: Wiggins / Sullivan
Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins
Nays: None
Absent: Labovitz
Recused: None

ZONING COMMITTEE DISCUSSION Staff presented this request to the Zoning Committee, noting the petition is consistent with the *Southwest District Plan*. There was no discussion of this petition.

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 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 centers, 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

- As a small conventional rezoning, CDOT does not have any concerns with this petition. CDOT will ensure safe access during site plan review as part of the permitting process.
- Vehicle Trip Generation:
Current Zoning: 580 trips per day (based on 83,210 square feet of industrial uses).
Proposed Zoning: 580 trips per day (based on 83,210 square feet of industrial uses).

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 issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

ADVISORY COMMENTS

1. Charlotte Water currently has water system availability via an existing 8-inch water main located along Keeter Drive and sewer system availability for the rezoning boundary via an existing 8-inch sewer main located along Keeter Drive along the northern border within the property.
 2. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.
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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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