

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 PETITIONER AGENT/REPRESENTATIVE	Rollins Leasing LLC c/o Penske Truck Leasing Rollins Leasing LLC Keith J. Merritt
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<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"> 1. The adopted Plan recommends office/industrial land uses. 2. The rezoning site is generally surrounded to the east, west and south by office, warehouse, industrial, and hotel land uses and vacant on properties located in industrial zoning districts. 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, which is not conducive to residential development. 4. 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.
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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.
- **Existing Zoning and Land Use**
 - The subject property is zoned I-2 (general industrial) and is developed with a truck leasing operation.
 - To the north across Interstate 85 are single family residential neighborhoods, undeveloped acreage, and hotels on properties zoned R-3 (LLWPA) (single family residential, Lower Lake Wylie Protected Area) and B-2 (LLWPA) (general business, Lower Lake Wylie Protected Area).
 - To the east, across Keeter Drive, are hotels and office/warehouse uses zoned I-1 (LLWPA) (light industrial, Lower Lake Wylie Protected Area) and I-2 (LLWPA) (general industrial, Lower Lake Wylie Protected Area).

- West of the site are office/warehouse uses and undeveloped lots zoned I-2 (LLWPA) (general industrial, Lower Lake Wylie Protected Area).
- South of the subject site are retail and office/warehouse uses along Wilkinson Boulevard and Little Rock Road zoned I-2 (LLPWA) (general industrial, Lower Lake Wylie Protected Area).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2012-099 rezoned approximately 2.14 acres located on the east side of Little Rock Road between Scott Futrell Drive and Interstate 85 from I-2 (general industrial) to I-1 (light industrial) to allow all uses permitted in the I-1 (light industrial) district.
- **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
- 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

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