

REQUEST	<p>Current Zoning: R-3 AO (single family residential, airport noise disclosure overlay district) and I-2(CD) AO (general industrial, conditional, airport noise disclosure overlay district)</p> <p>Proposed Zoning: I-2(CD) AO (general industrial, conditional, airport noise disclosure overlay district) and I-2(CD) SPA AO (general industrial, conditional, site plan amendment, airport noise disclosure overlay district)</p>
LOCATION	Approximately 2.18 acres located on the east side of Shopton Road and south of Pinecrest Drive. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow the expansion of an existing sanitation business on a site located south of the Charlotte-Douglas International Airport and within the Airport Noise Disclosure Overlay.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Sanitation Properties, LLC Sanitation Properties, LLC John Carmichael/Ty Shaffer
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Westside Strategic Plan</i> recommendation for office/business park/industrial land uses for portion of the property zoned R-3 (single family residential) and heavy industrial for the portion of the site zoned I-2(CD) (general industrial, conditional).</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The property is located south of Charlotte-Douglas International Airport and within the “Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours” which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development. • The adopted plan recommends non-residential uses that are more compatible with the airport functions than single family residential. • The site is currently being used for industrial purposes. • The rezoning proposes improvements to the site which include landscaping along Shopton Road and enhanced buffers.
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PLANNING STAFF REVIEW

- **Background**
 - A portion of the property was rezoned to I-2(CD) AO (general industrial, conditional, airport noise disclosure overlay district) via petition 2005-134 in order to allow the current sanitation business. The petitioner purchased the abutting parcel zoned R-3 AO (single family residential, airport noise disclosure overlay district) to accommodate the expansion of the use.
 - The petitioner received a notice of violation for the expansion because the use is not permitted in the R-3 AO (single family residential, airport noise disclosure overlay district).
 - A violation was also cited for not completing the improvements to the site as noted on the approved rezoning plan (petition 2005-134).
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows the expansion of an existing sanitation business onto an abutting lot.
 - Proposes a future one-story 2,000-square foot building, resulting in an increase in overall building square footage on site from 5,139 square feet to approximately 7,139 square feet.
 - Provides additional parking area.

- Limits uses on site to the following:
 - Offices;
 - Contractor offices and accessory storage;
 - Parking of trucks and automobiles that are related to the principal use of the site, and the repair and maintenance of such trucks and automobiles;
 - Indoor and outdoor storage, including the storage of equipment, and the repair and maintenance of such equipment.
- Dedicates and conveys right-of-way measuring 35 feet from the existing centerline of Shopton Road.
- Provides a 41.25-foot wide "Class A" buffer with berm along the east and west property lines, and a 55-foot "Class A" buffer along the north property line. Installs a 27.5-foot wide "Class A" buffer along the site's frontage.
- Provides a planting summary that includes existing trees and future trees and shrubs.
- Prohibits outdoor storage between the existing one story brick building and Shopton Road and between the existing one story wood building and Shopton Road.
- Limits height of freestanding lighting to 21 feet.
- **Existing Zoning and Land Use**
 - The site is currently developed with a single family home converted into a business with parking and storage areas, and another single family structure. The site is currently zoned R-3 AO (single family residential, airport noise disclosure overlay district) and I-2(CD) AO (general industrial, conditional, airport noise disclosure overlay district).
 - The I-2(CD) AO (general industrial, conditional, airport noise disclosure overlay district) portion of the site was rezoned via petition 2005-134 in order to allow a sanitation business.
 - The site is generally surrounded by single family residential homes, offices, an industrial/warehouse park, vacant land and undeveloped acreage.
 - North of the site is undeveloped acreage zoned R-3 AO (single family residential, airport noise disclosure overlay district).
 - To the east is an office, single family home, and undeveloped acreage zoned O-1(CD) AO (office, conditional, airport noise disclosure overlay district) and R-3 AO (single family residential, airport noise disclosure overlay district).
 - South of the site are single family homes and undeveloped acreage zoned R-3 (single family residential).
 - To the west are single family homes, vacant lots, and an industrial/warehouse park zoned R-3 (single family residential) and I-1(CD) AO (light industrial, conditional, airport noise disclosure overlay district).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-119 was an O-1(CD) AO (office, conditional, airport noise disclosure overlay district) site plan amendment for approximately 3.62 acres located on the east side of Shopton Road between Pleasant Way Lane and Lebanon Drive to allow the reuse of the historically designated James Morrow Coffey House for general and professional office uses, and to accommodate the conversion of the existing open air pole barn constructed on the site to an enclosed (i.e. walled) storage building.
 - Petition 2010-048 rezoned approximately 5.00 acres located along the south side of Shopton Road near the intersection of Lebanon Drive and Shopton Road in order to allow the development of a 12,000-square foot building and a 1,000-square foot building for a civic/social service/fraternal facility.
- **Public Plans and Policies**
 - The Westside Strategic Plan (2000) recommends office/business park/industrial land uses for this site and the surrounding area.
 - The site is located within the Shopton Road Industrial Activity Center, as per the Centers Corridors and Wedges Growth Framework.
- **TRANSPORTATION CONSIDERATIONS**
 - CDOT has not identified any negative impacts to the transportation facilities in the area. The proposed zoning generates fewer trips than the existing zoning and existing use.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Use: 60 trips per day (based on one single family dwelling and 1,356 square feet of office uses).
 - Entitlement: 90 trips per day (based on two single family dwellings and 2,000 square feet of office uses).
 - Proposed Zoning: 105 trips per day (based on 14,700 square feet of light industrial uses).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte-Douglas International Airport:** No issues.
- **Charlotte Fire Department:** No issues.
- **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:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Shopton Road. Charlotte Water currently does not have sewer system availability for the parcels under review. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections. (Note: The petitioner indicated that the existing buildings utilize septic tanks.)
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUESSite and Building Design

1. A building that crossed the property line was shown on the first site plan. Petitioner needs to explain if this structure is to remain, be relocated or removed.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Douglas International Airport Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review

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