

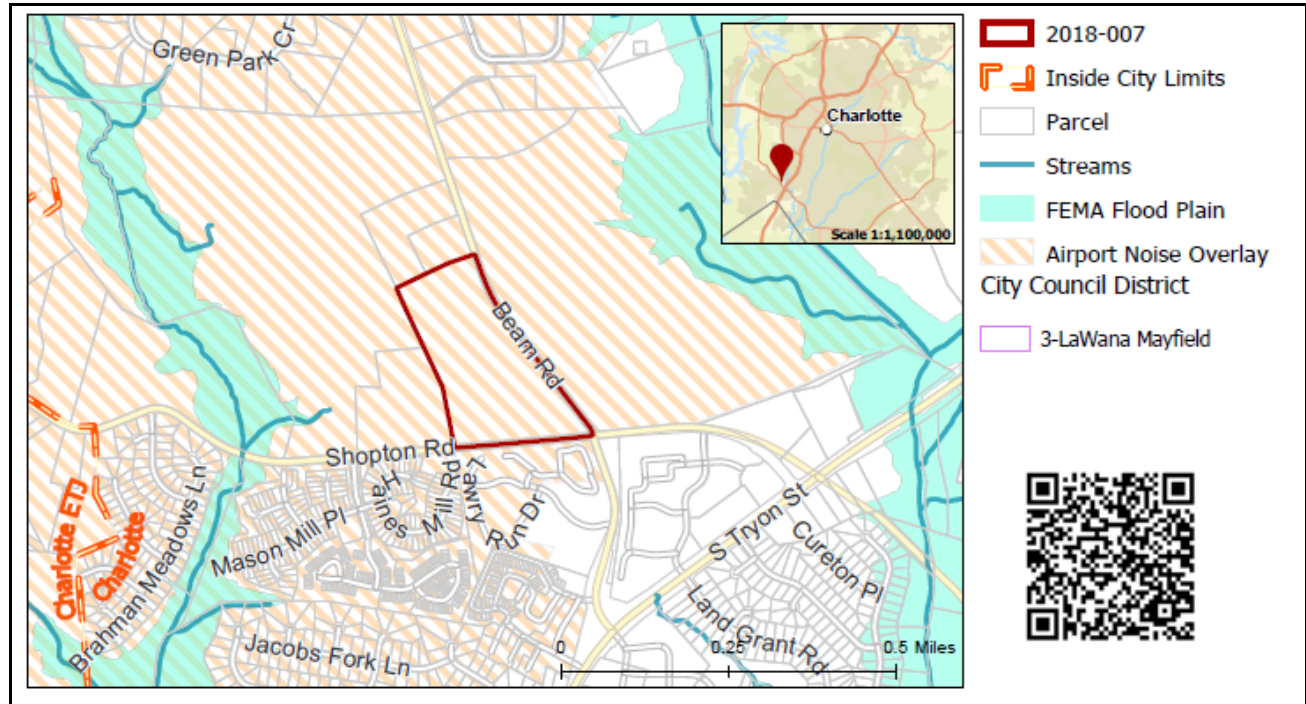
**REQUEST**

Current Zoning: B-2(CD) AIR (general business, conditional, Airport Noise Overlay)

Proposed Zoning: B-2(CD) SPA AIR (general business, conditional, site plan amendment, Airport Noise Overlay)

**LOCATION**

Approximately 24.34 acres located at the intersection of Beam Road and Shopton Road.  
(Council District 3 - Mayfield)



**SUMMARY OF PETITION**

The petition proposes to modify an approved site plan to allow for the expansion of the driving course and associated buildings and parking at the City of Charlotte Vehicle Operations Center.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte – Engineering & Property Management

**AGENT/REPRESENTATIVE**

Kevin Caldwell, Geoscience Group, Inc.

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Southwest District Plan* recommendation for institutional uses as amended by rezoning petition 1999-079.

Rationale for Recommendation

- The proposed rezoning will allow the expansion of a driving course and associated facilities at the City of Charlotte Vehicle Operations Center.
- This facility serves multiple City departments including Police, Fire, and CATS, and its expansion will support the needs of the City's growing workforce.
- The Police and Fire Training Academy is located across the street from this site on Beam Road creating easy access for training

- opportunities.
- The proposed use is appropriate within the Airport Noise Overlay.
- The area around Beam Road, north of Shopton Road, is recommended for and developed as primarily office/industrial uses and will not be negatively impacted by the proposed expansion.
- A buffer will be provided along the adjoining property line where the vacant property is zoned R-3 (single family residential). However, staff anticipates the property will not remain residential as the area plan recommends office/industrial uses for the site.

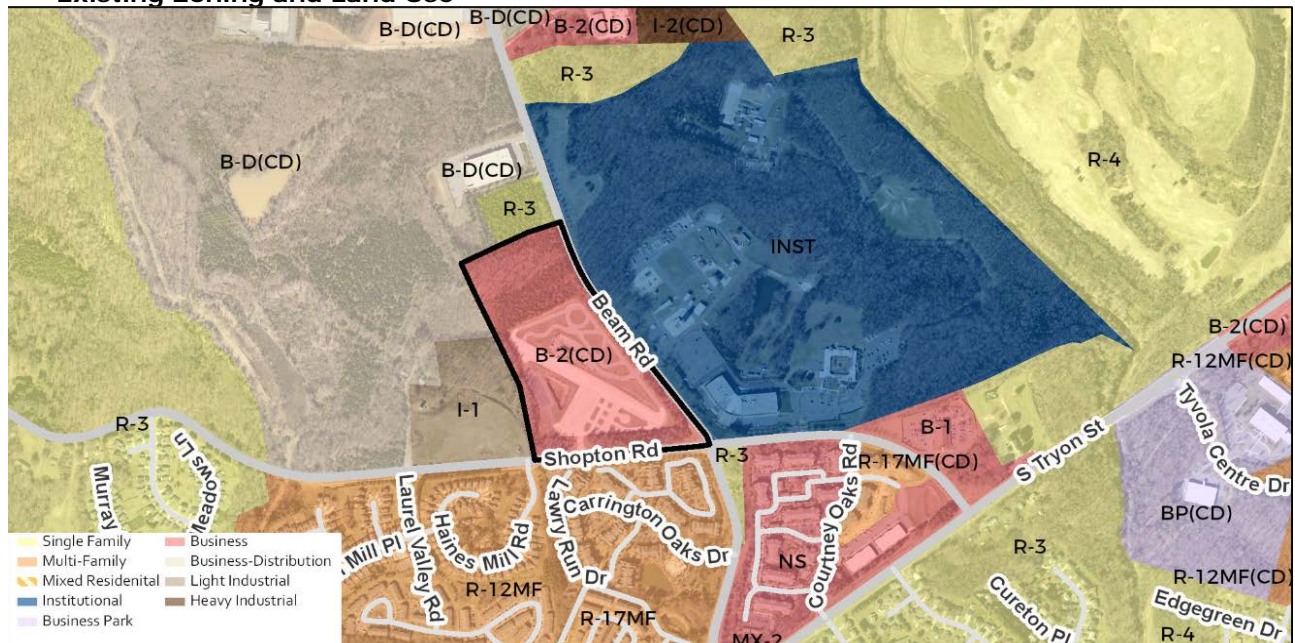
**PLANNING STAFF REVIEW**

**Proposed Request Details**

The site plan amendment contains the following changes:

- Proposes to expand the City of Charlotte Vehicle Operations Center into the northern portion of the site that is currently wooded area/undeveloped.
- Site improvements associated with the expansion include:
  - New 1,320-square foot training building with upper level observation deck and associated parking area.
  - New multi-use paved training area.
  - Security fencing around the perimeter of the new training facility/use area.
  - New gravel storage area within a gated enclosure and additional parking spaces in the existing facility area on the interior of the site.
- Proposed 50-foot Class C buffer along the property line that abuts acreage zoned R-3 (single family residential) to the north. Buffer width may be reduced 25% to 37.50 feet with a six-foot high opaque fence or berm.
- Extends 50-foot Class B buffer along Beam Road frontage to the northern property line.
- Provides a 30-foot setback along Beam Road to match the required setback for the adjacent property zoned R-3 (single family residential).
- Proposed six-foot sidewalk and eight-foot planting strip along Beam Road.
- Notes future right-of-way 57 feet from center line for Beam Road.

**Existing Zoning and Land Use**



- The majority of the subject site is developed with the existing City of Charlotte Vehicle Operations Center. This facility provides training for City employees whose primary responsibility includes operating various types of vehicles.
- The site was rezoned via 1999-079 in order to allow the construction of the facility, with the northern portion of the site (approximately 6.5 acres) to remain as undisturbed wooded area and serve as a buffer for the residential uses to the north.
- The proposed site is surrounded by a mix of single family neighborhoods, apartment communities, office/warehouse, retail, and Charlotte Fire Training Academy and Charlotte Mecklenburg Police Academy, and vacant/undeveloped acreage.



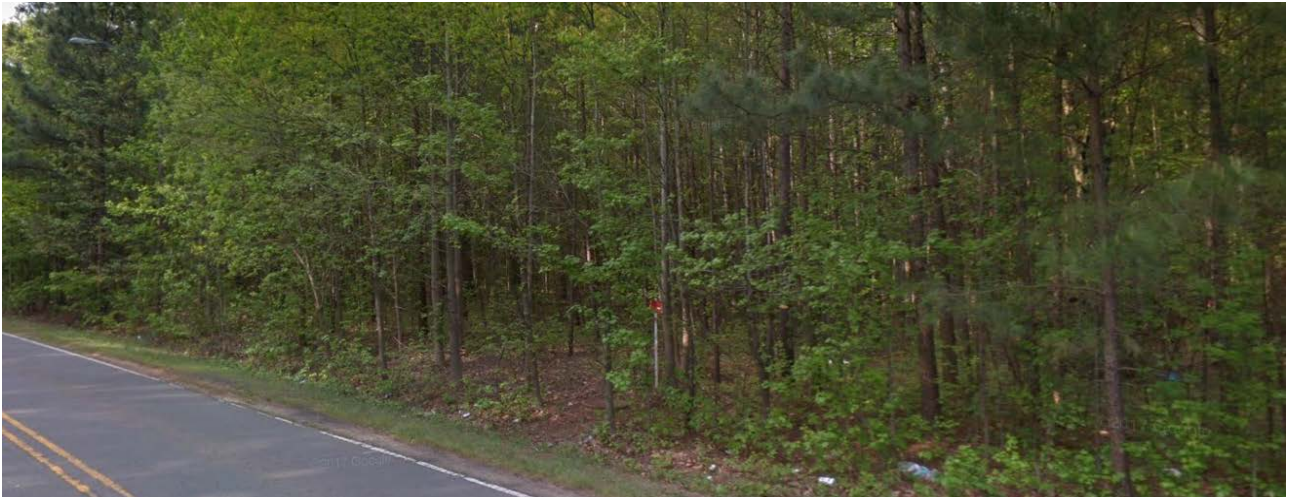
The subject site is developed with the existing City of Charlotte Vehicle Operations Center.



Properties to the south across Shopton Road are developed with apartments.

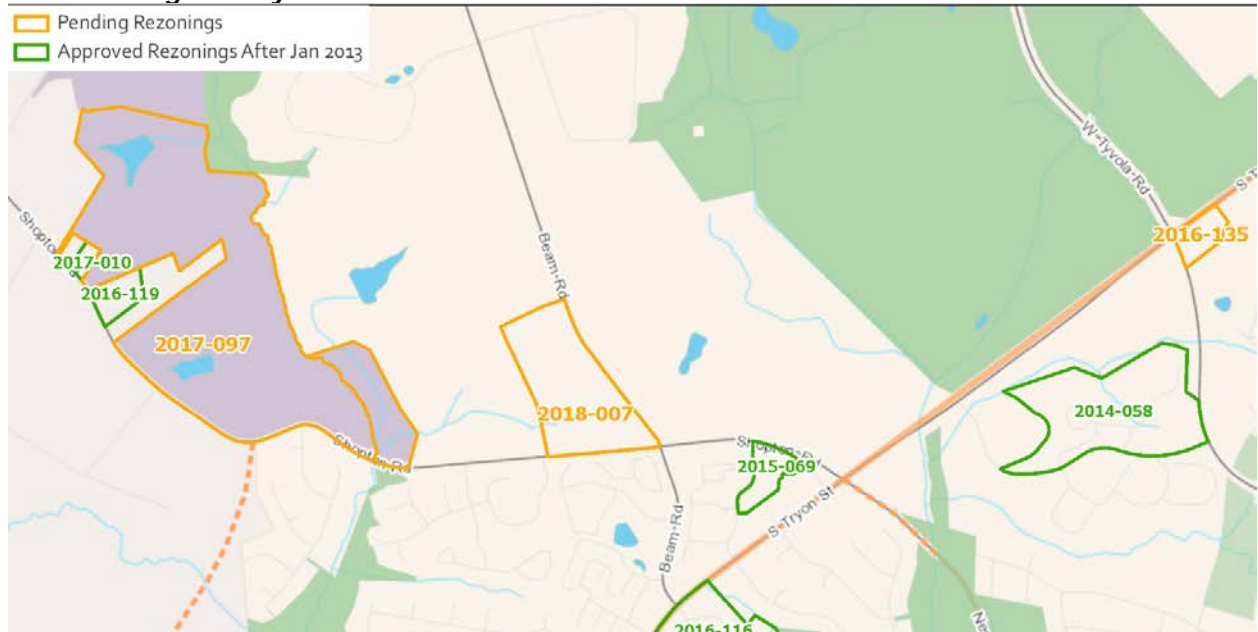


The property to the east across Beam Road is the Charlotte Fire Training Academy and Charlotte Mecklenburg Police Academy.



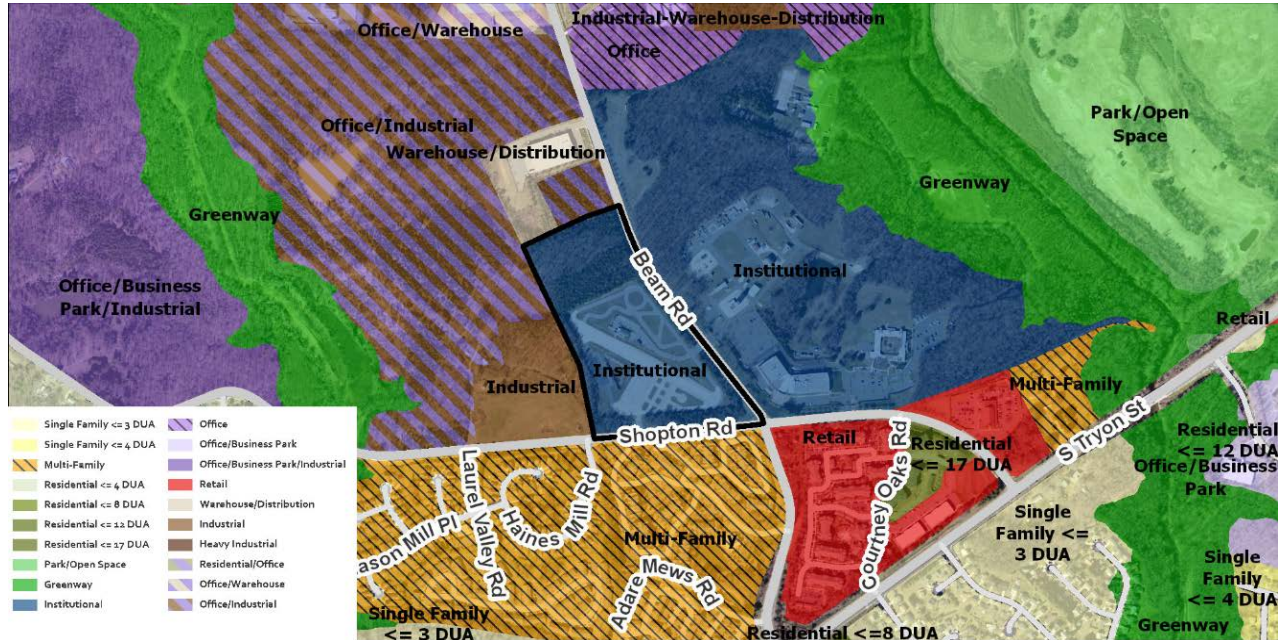
Properties to the north and west are undeveloped land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-097	Rezone approximately 117.16 acres to allow a commercial/industrial/warehouse park with up to 1,000,000 square feet of building area.	Approved
2017-010	Rezoned approximately 2.18 acres to allow the expansion of an existing sanitation business.	Approved
2016-135	Rezone approximately 2.60 acres to allow a convenience store with fuel sales.	Withdrawn
2016-116	Rezoned approximately 15.87 acres to allow up to 124 attached dwelling units and one single family residential home on a vacant parcel of land.	Approved
2015-069	Rezoned approximately 4.29 acres to allow 72 multi-family dwelling units.	Approved
2014-058	Rezoned to allow the construction of up to 295 multi-family residential units at a density of 9.54 units per acre.	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends institutional uses for this site, as amended by rezoning petition 1999-079 when it was rezoned B-2(CD) to accommodate the present use as a vehicle training facility.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located at the intersection of two minor thoroughfares. The proposed use is an expansion of the existing Charlotte-Mecklenburg Police Department and the Charlotte Fire Department training facility. The site plan commits to extension of the sidewalk on Beam Road and dedication of the future right-of-way.
- **Vehicle Trip Generation:** The site is currently occupied by a vehicle training facility, used by the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department. The proposed rezoning would expand the existing use. There is no trip generation code that accurately depicts this use.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Beam Road and an existing 12-inch water distribution main located along Shopton Road.
- **Engineering and Property Management:**
  - **Arborist:** No trees can be removed from the right-of-way of any existing or newly created City maintained street without explicit permission from the City Arborist or his designee. The location of structures/driveways/other items illustrated on the site plan are conceptual in nature and do not confirm or imply authorization by the City to remove any City trees located in street right-of-way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way. No trees can be planted in the right-of-way of any existing or newly created City maintained street without explicit permission from the City Arborist or his designee. **Addressed.**
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See Outstanding Issues, Note 2: **Addressed.**
  - **Urban Forestry:** No outstanding issues.

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- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

### OUTSTANDING ISSUES

#### Environment

1. ~~The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.~~ **Addressed.**
2. ~~Please revise Note 6A under the Environmental Features heading to read as follows: "The petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance."~~ **Addressed**

#### Site and Building Design

3. ~~Approved site plan required a 50-foot landscape buffer along Beam Road. Confirm this buffer will be extended to the north property line with this request.~~ **Addressed**
  4. ~~Please label proposed eight-foot wide planting strip under Note 5.C.~~ **Addressed**
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### Attachments Online at [www.rezoning.org](http://www.rezoning.org)

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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