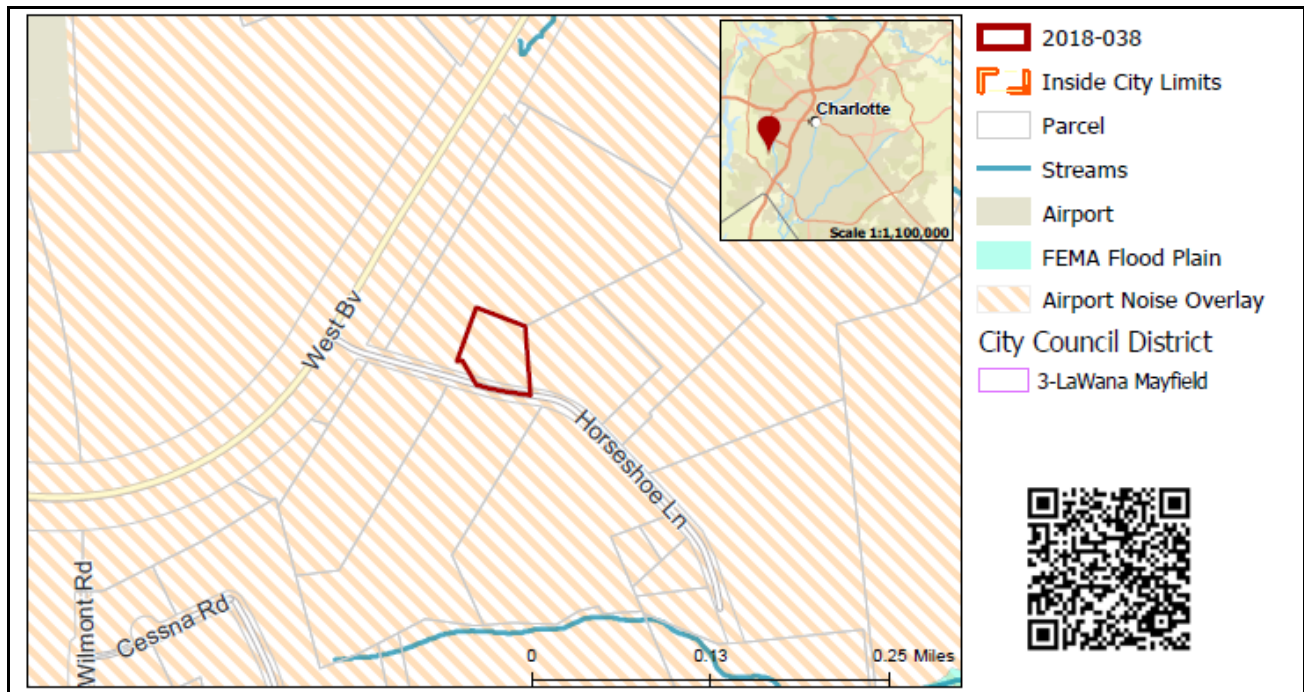


**REQUEST**

Current Zoning: I-1 AIR (light industrial, airport noise overlay)  
Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)

**LOCATION**

Approximately 1.45 acres located on the north side of Horseshoe Lane, east of West Boulevard.  
(Council District 3 - Mayfield)



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the I-2 (general industrial) district on the subject parcel, which is currently developed with an office/warehouse use constructed in 1976. The site is located just southwest of the Charlotte-Douglas International Airport and within the Airport Noise Overlay.

**PROPERTY OWNER**

Derrick and Sylvia Walker

**PETITIONER**

Derrick Walker

**AGENT/REPRESENTATIVE**

Derrick Walker

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to environment.

Plan Consistency

The petition is consistent with the *Westside Strategic Plan* recommendation for office/industrial and warehouse/distribution uses.

Rationale for Recommendation

- The proposed use is consistent with adopted land use for the site and surrounding area.
- The site is located just south of Charlotte-Douglas International Airport, and within the Airport Noise Overlay and not suitable for residential uses..
- The parcels abutting to this site are all zoned I-2 (general industrial) and this proposal will result in consistent I-2 zoning for all of the properties on the north side of Horseshoe Lane.

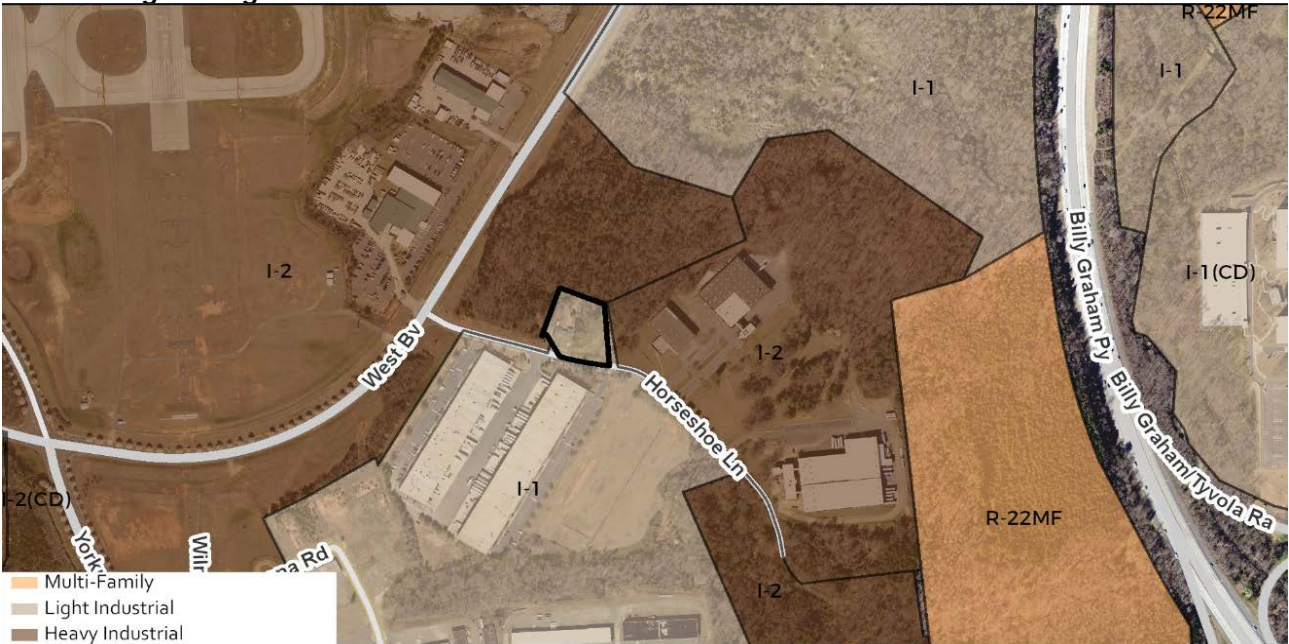
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- The petition allows all uses in the I-2 (general industrial) district. See list at the end of the document for the use differences between the I-1 (light industrial) and I-2 (general industrial) districts.

- **Existing Zoning and Land Use**



- The site is currently developed with an office/warehouse building and is immediately surrounded by a mix of office/warehouse uses, hotels, and vacant land to the east, south, and west. The Charlotte-Douglas International Airport.



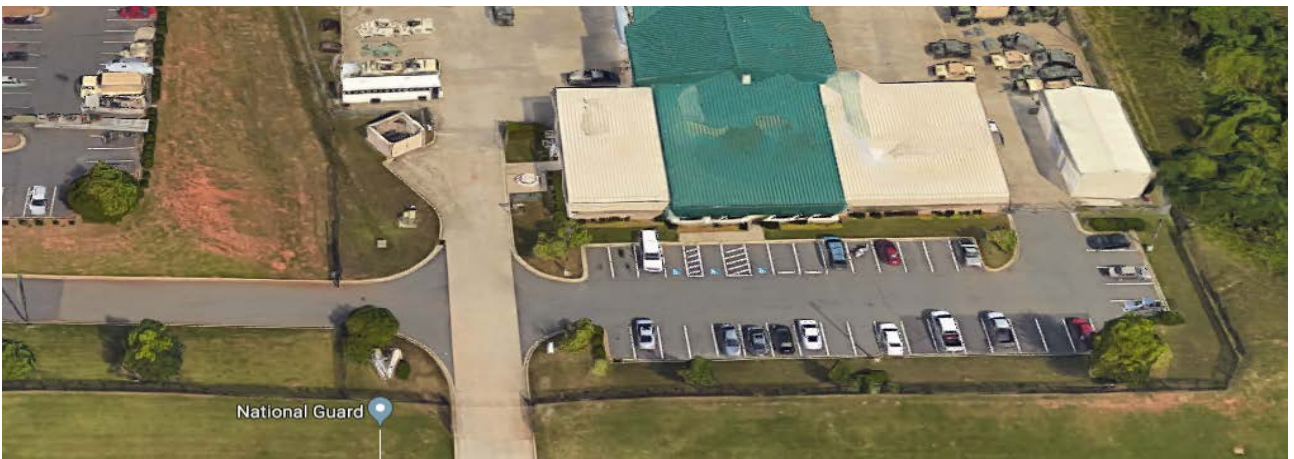
The site is currently developed with a single family home.



The property to the south is developed with a warehouse use.



Properties to the east are industrial, and warehouse uses.



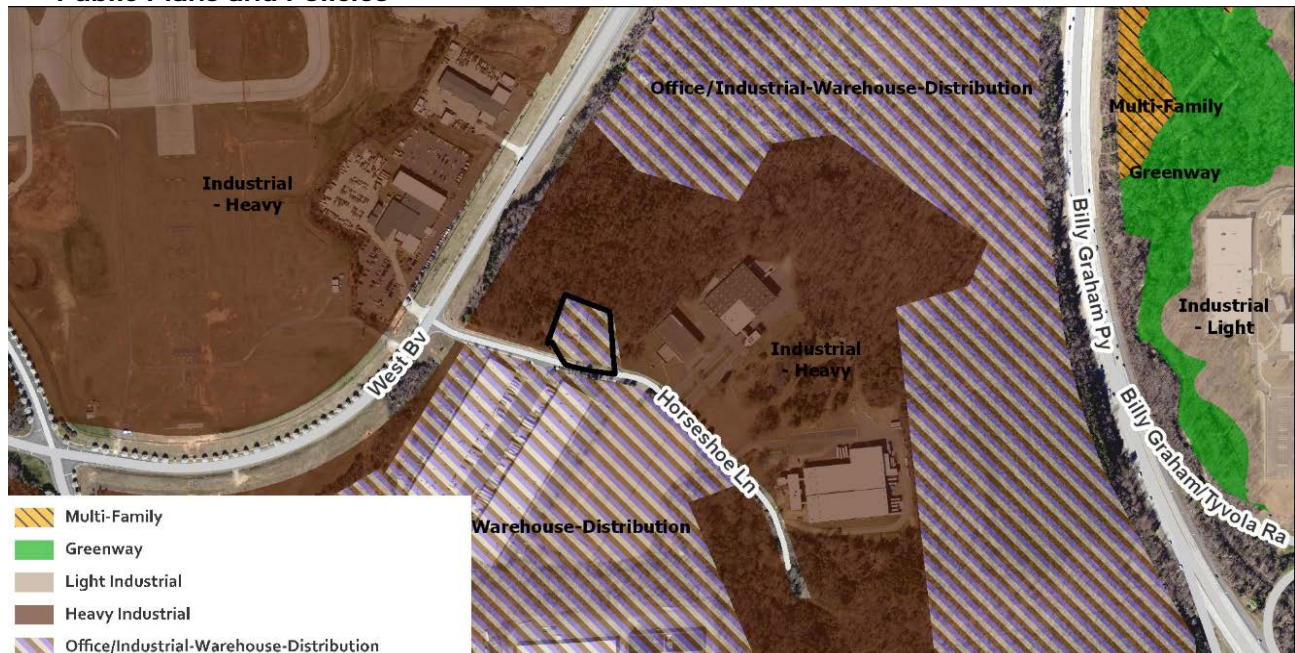
The National Guard is located to the northwest.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-138	Rezone approximately 4.3 acres to allow a hotel with 130 rooms or 75,000 square feet of office uses.	Approved
2013-058	Rezone approximately 13.57 acres to all the development of a satellite campus of Central Piedmont Community College with a maximum building area of 170,000 square feet.	Approved
2017-038	Amended the I-2(CD) site plan for approximately 2.12 acres to allow the development of 10,000 square feet for retail, office, and EDEE (eating/drinking/entertainment establishments).	Approved

**Public Plans and Policies**



- The *Westside Strategic Plan* (2000) recommends office/industrial and warehouse-distribution land uses for this site and surrounding area.
- The site is located just south of Charlotte-Douglas International Airport, within the Airport Noise

Overlay zoning district.

- **TRANSPORTATION CONSIDERATIONS**

- The site is on a local street in close proximity to Charlotte Douglas International Airport. CATS bus route 2 runs along West Blvd, with bus stops located approximately 700 feet from the site. The site has curb and gutter but lacks sidewalks. During permitting CDOT will work with the petitioner to construct sidewalk and planting strip to city standards.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on one single family dwelling).
    - Entitlement: 40 trips per day (based on 10,260 square feet of warehousing).
  - Proposed Zoning: 70 trips per day (based on 18,900 square feet of warehousing).

**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 six-inch water distribution main located along Horseshoe Lane. Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:**
  - **Arborist:** No trees can be removed from or planted in the right-of-way of State maintained streets without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City.  
No trees can be removed from or planted in the right-of-way of all City of Charlotte maintained streets without permission of the City Arborist's office. Contact the City Arborist's office for a permit before removing trees in the right-of-way. See Outstanding Issues, Note 1.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** The site must comply with the tree ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- 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 Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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

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### **Industrial District Use Comparison**

Uses that are allowed in the existing I-1 (light industrial) zoning district, but will not be allowed if the property is rezoned to I-2 (general industrial):

- Automotive sales and repair, including tractor-trucks and accompanying trailer units
- Boat and ship sales and repair
- Financial institutions, up to 70,000 square feet (smaller financial institutions are allowed in I-2)
- Hotels and motels
- Manufactured housing sales
- Offices, up to 400,000 square feet (offices up to 100,000 square feet are allowed in I-2)
- Retail establishments, shopping centers and business, personal and recreational services up to 70,000 square feet (these uses are allowed up to 25,000 square feet in I-2)
- Motion picture theatres
- Child care centers, subject to the regulations Section 12.502
- Commercial Rooming Houses, subject to the regulations of Section 12.531
- Conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses with prescribed conditions
- Day labor service agency, subject to the regulations of Section 12.530
- Large childcare centers, subject to the regulations of Section 12.502
- Offices and government buildings, over 400,000 square feet

Uses that are not allowed in the existing I-1 (light industrial) zoning district, but will be allowed if the property is rezoned to I-2 (general industrial):

- Airports
- Government buildings, up to 100,000 square feet, and Recreation Centers up to 30,000 square feet
- Heliports and helistops, unlimited
- Power generation plants
- Railroad freight yards, repair shops and marshalling yards
- Theatres, drive-in motion picture
- Truck stops
- Truck terminals
- Vocational schools
- Utility operations centers
- Warehousing
- Agricultural industries
- Construction and demolition landfills, subject to the regulations of Section 12.524
- Contractor offices and accessory storage
- Manufacturing (heavy) uses
- Medical waste disposal facilities, as a principal use, subject to Section 12.525
- Quarries, subject to the regulations of Section 12.505
- Sanitary landfill, subject to the regulations of Section 12.507
- Satellite dish farms, subject to the regulations of Section 12.416
- Solid waste transfer stations, subject to the regulations of Section 12.526
- Waste incinerators, excluding medical waste incinerators