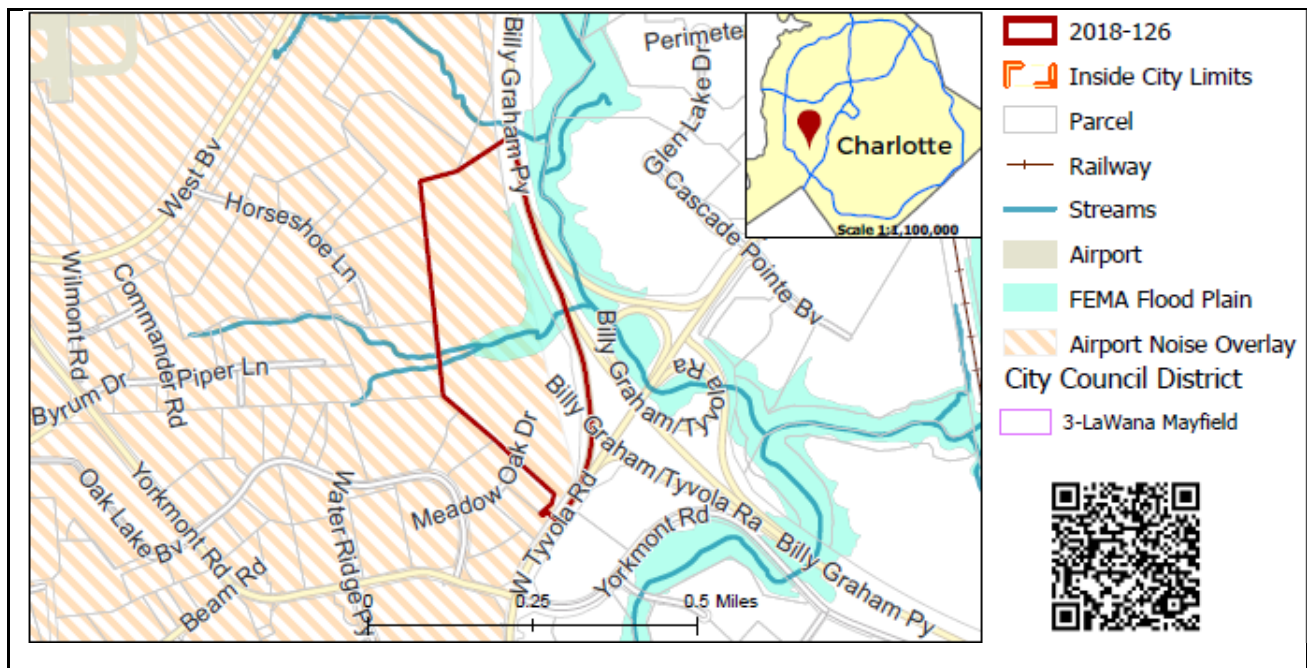


**REQUEST**

Current Zoning: R-22MF AIR (multi-family residential, Airport Noise Overlay)  
Proposed Zoning: I-1(CD) AIR (light industrial, conditional, Airport Noise Overlay)

**LOCATION**

Approximately 47.46 acres located on the west side of the intersection of Billy Graham Parkway and West Tyvola Road.  
(Council District 3 - Mayfield)



**SUMMARY OF PETITION**

The petition proposes the development of an office park or an office/warehouse/distribution park on a site that was previously a correctional facility.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

State of North Carolina c/o State Property Office  
Exeter Meadow Oak, LLC  
John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Westside Strategic Plan* recommendation for business/office park and industrial land uses for this site.

Rationale for Recommendation

- The proposed light industrial land use is consistent with the adopted future land use for the site.
- The site is surrounding by industrial uses, located just south of Charlotte-Douglas International Airport, and north of the more office oriented uses along West Tyvola Road.

- The proposed industrial zoning is more compatible with the area than the currently zoning of R-22MF.
- The proposed site plan includes road connections which would improve connectivity in the area.

## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 550,000 square feet of office/warehouse/industrial uses within Building/Parking Envelopes A and B.
- Allow offices and government buildings over 400,000 square feet subject to prescribed conditions as set forth in the ordinance.
- Allow eating, drinking and entertainment establishments Types 1 and 2, subject to applicable regulations and prescribed conditions and the following:
  - Eating, drinking and entertainment establishment must be located in the same building as another permitted use.
  - Eating, drinking and entertainment establishment must be located on the ground floor of a building and will occupy no more than 50% of the ground floor area of the building.
- Prohibits the following uses: automobiles, truck and utility trailer rental; automotive repair garages; automotive sales and repair, including tractor-trucks and accompanying trailer units; automotive service stations; barber and beauty shops; financial institutions; hotels and motels; retail establishments, shopping centers and business, personal and recreational services; and adult establishments.
- Prohibits outdoor advertising signs on the site.

Proposes the following transportation commitments:

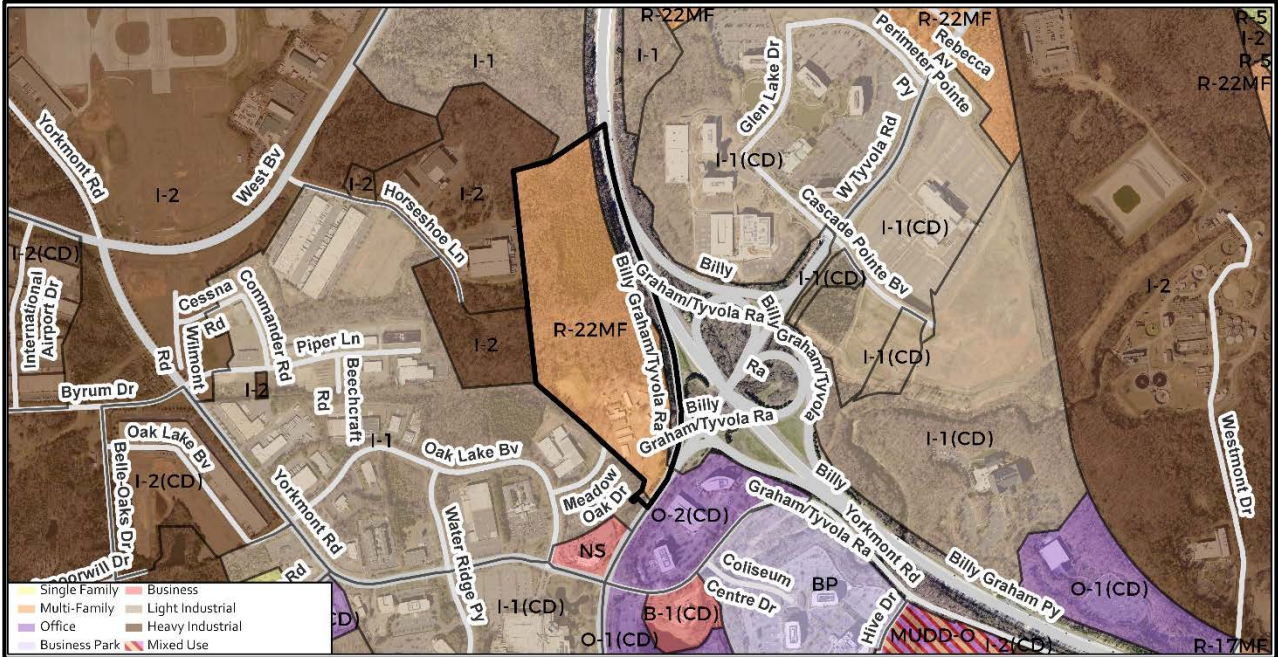
- Full access via existing Meadow Oak Drive (Existing Site Access #1).
- Access via Tyvola Road (Proposed Site Access #2) subject to CDOT and NCDOT approval.
- **Intersection of West Tyvola Road and Yorkmont Road:**
  - Implement a southbound right-turn overlap phase.
  - Restripe the eastbound approach of Yorkmont Road to consist of the following:
    - Dual left-turn lanes, with one left-turn lane having 155 feet of storage and the other left-turn lane having continuous storage; and
    - A continuous through lane.
  - Construct an eastbound right-turn lane on Yorkmont Road with 100 feet of storage.
- **Intersection of Oak Lake Boulevard and Yorkmont Road:**
  - Construct a westbound right-turn lane on Yorkmont Road with 100 feet of storage.
- **Intersection of Yorkmont Road and Water Ridge Parkway/North Water Ridge Parkway**
  - Install a traffic signal upon meeting the peak hour MUTCD warrants.
  - Add pavement markings to the northbound and southbound approaches of Water Ridge Parkway.
- **Intersection of Oak Lake Boulevard and Meadow Oak Drive**
  - Stripe the northbound approach to create one northbound through lane and one northbound drop right-turn lane.
- A 12-foot wide multi-use path along the site's frontage on Tyvola Road.
- A minimum eight-foot wide planting strip along the site's frontage on Tyvola Road.
- Completion of a traffic impact study for the development and submittal to CDOT and NCDOT for review prior to the issuance of any permits for any phase of the development causing the total cumulative daily vehicular trips generated by the uses on the site to exceed 2,500 daily vehicular trips.

Proposes the following architectural standards:

- Limits maximum building height to 80 feet.
- Any buildings constructed on the site will present a front or side to Tyvola Road and the internal public street to be constructed on the site.
- Provide recognizable building entrances along Tyvola Road and the internal public street to be constructed on the site.
- Depicts 30-foot natural buffer and 50-foot building setback along Tyvola Road and Billy Graham Parkway ramp.
- Illustrates potential floodplain and wetland impact area.
- Illustrates possible stormwater management pond locations.
- Identifies potential tree save locations.



- Existing Zoning and Land Use



- The site is partially developed with a former institutional use (correctional facility) and is surrounded by office parks, industrial/office/warehouse parks, retail, hotels, and vacant land. The site lies southeast of the Charlotte-Douglas International Airport, and northwest of City Park Mixed Use Development and The Regional Farmer's Market.



The subject property is developed with a correctional facility.



The property to the north along Billy Graham Parkway is undeveloped.

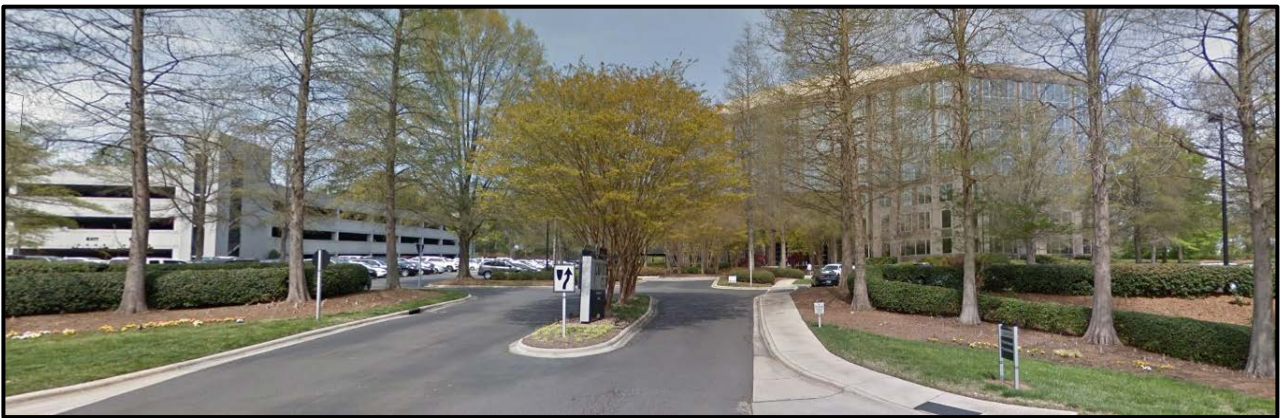




The property to the southwest along Meadow Oak Drive is developed with an office/warehouse use.

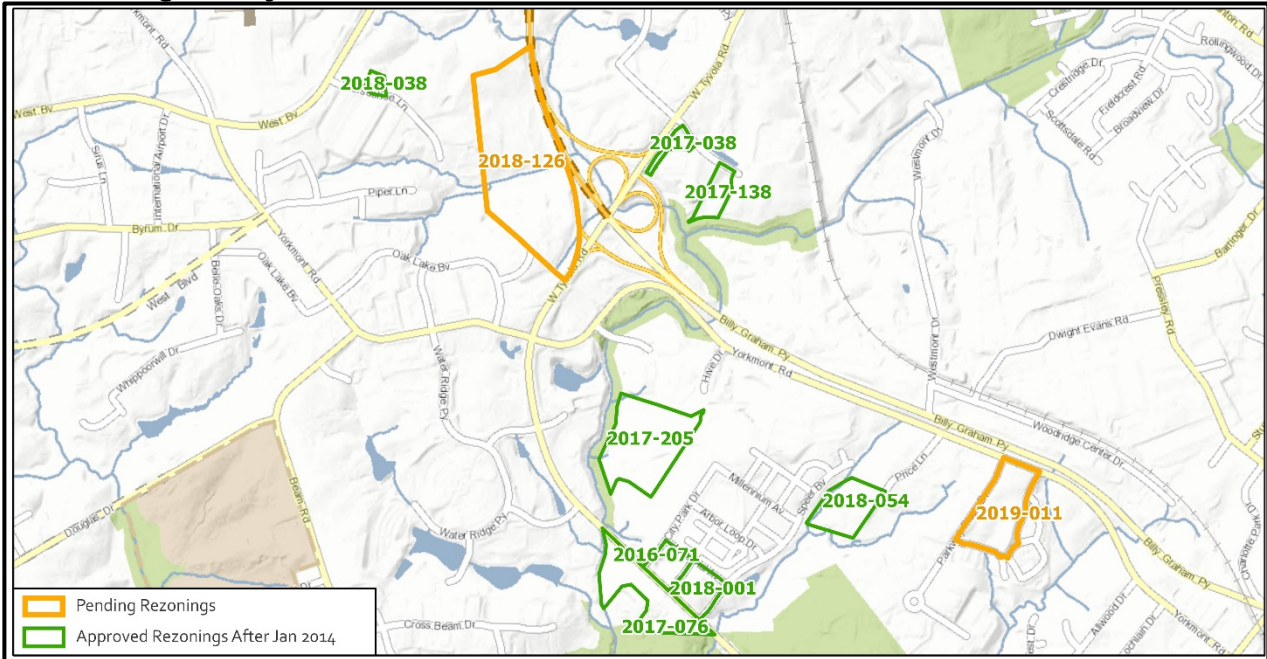


Billy Graham Parkway borders the property to the east.



The property to the southeast along Tyvola Road is developed with an office park.

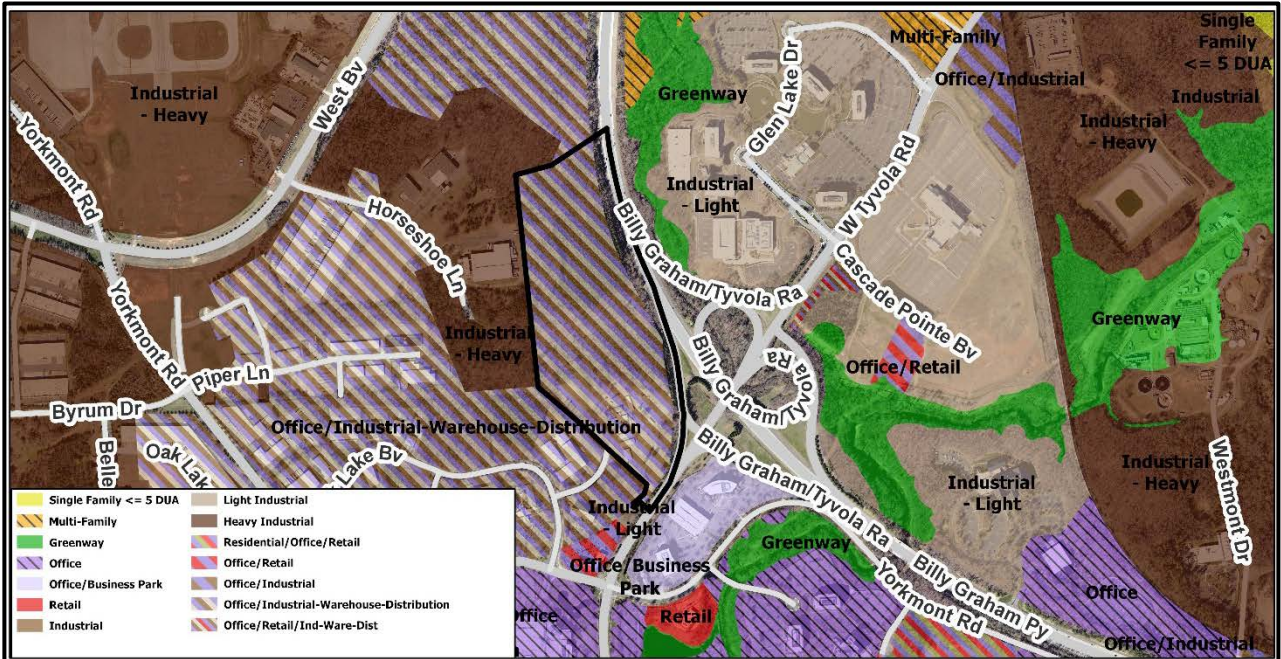
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-054	Rezoned approximately 9.2 acres to allow 80 townhouse units.	Approved
2018-038	Rezoned approximately 1.45 acres to allow all uses in the I-2 (general industrial) zoning district.	Approved
2018-001	MUDD-O SPA (mixed use development district, optional, site plan amendment) revising the previously approved site plan to allow up to 12,000 square feet of commercial uses on a vacant site located within City Park.	Approved
2017-205	MUDD-O SPA (mixed use development district, optional, site plan amendment) revising the previously approved site plan to allow up to 260 townhouse units on a vacant site located within City Park.	Approved
2017-076	Rezoned approximately 14.56 acres to allow up to 200 multi-family residential units of which up to 80 units will be age-restricted.	Approved
2017-138	I-1(CD) SPA (light industrial, site plan amendment) to allow the development of a vacant parcel for a hotel with 130 rooms or 75,000 square feet of office uses.	Approved
2017-038	I-1(CD) SPA (light industrial, conditional, site plan amendment) to the development of 10,000 square feet for retail, office, and EDEE (eating/drinking/entertainment establishments) and to remove the restriction for no drive-through accessory windows, near the Lake Pointe Corporate Office park and Veterans Administration Government Building.	Approved
2016-071	MUDD-O SPA (mixed use development district, optional, site plan amendment) revising the previously approved site plan to allow up to 20,000 square feet of commercial uses on a vacant site located within City Park.	Approved



## • Public Plans and Policies



- The *Westside Strategic Plan* (2000) recommends business/office park and industrial uses for this site and surrounding area.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along two major thoroughfares. CDOT requests that the petitioner realign the Billy Graham Parkway ramp to Tyvola Road. CDOT is also requesting that the petitioner update the site plan to show further extension of the proposed planting strip and multi-use path. CDOT has received the TTM and has completed their initial review; further comments as related to the TTM may come after revised plans are submitted.
  - See Outstanding Issues, Notes 1 and 2. **Addressed**
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant land).
      - Entitlement: 6,500 trips per day (based on 1,052 apartments).
    - Proposed Zoning: 1,960 trips per day (based on 550,000 square feet warehouse).

## 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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Meadow Oak Drive. Per email from Charlotte Water staff on 4/10/19, there are no known sanitary sewer capacity issues. However, they indicated in their memo the proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.

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

**OUTSTANDING ISSUES**Transportation

- ~~1. A Transportation Technical Memorandum (TTM) is necessary for the complete review of this petition. CDOT received the TTM on 12/19/18 and has completed their review and provided comments. Revised plans will be provided after the hearing to address any changes as a result of the Transportation review.~~ Addressed
- ~~2. Revise the site plan and conditional note(s) to realign the Billy Graham free flow right turn ramp to the signal on West Tyvola Road to provide adequate spacing between the proposed driveway and right turn movements from the ramp. The ramp needs to be analyzed to determine the length of the dual right turn lanes needed at the ramp, when it is realigned. The site plan shall show the updated lane configuration at this intersection. Additional Information: After updating site plan to show realignment of ramp, update site plan to show extension of eight-foot planting strip and 12-foot MUP to new intersection, and curb and gutter along Tyvola Road. The TTM has agreed to these improvements, and revised plans following the public hearing will reflect these changes.~~ 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 Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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