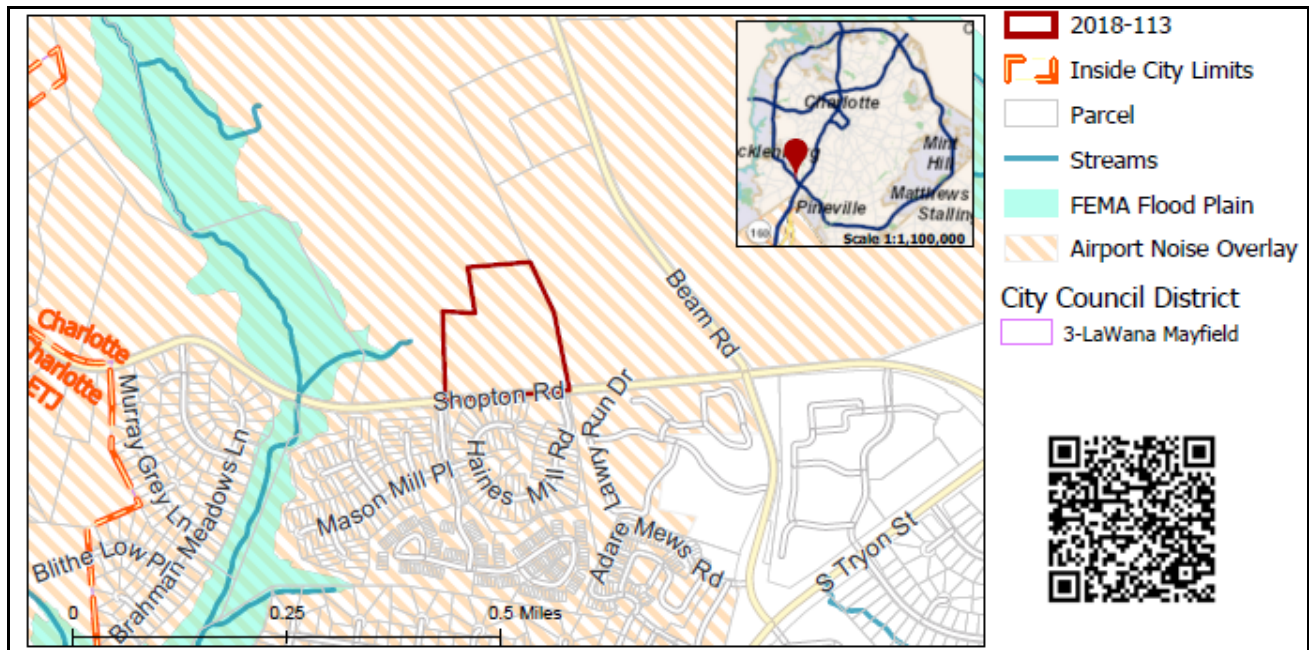


REQUEST

Current Zoning: I-1 AIR (light industrial, Airport Noise Overlay)
Proposed Zoning: INST AIR (institutional, Airport Noise Overlay)

LOCATION

Approximately 11.339 acres located on the north side of Shopton Road west of Beam Road.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow all uses in the INST (institutional) district on a vacant parcel located directly west of the Charlotte Vehicle Operations Facility.

PROPERTY OWNER

James H. Briscoe, IRA

PETITIONER

Ryan Companies

AGENT/REPRESENTATIVE

Bridget Grant and Jeff Brown

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the industrial land use recommended for this site by the Southwest District Plan.

Rationale for Recommendation

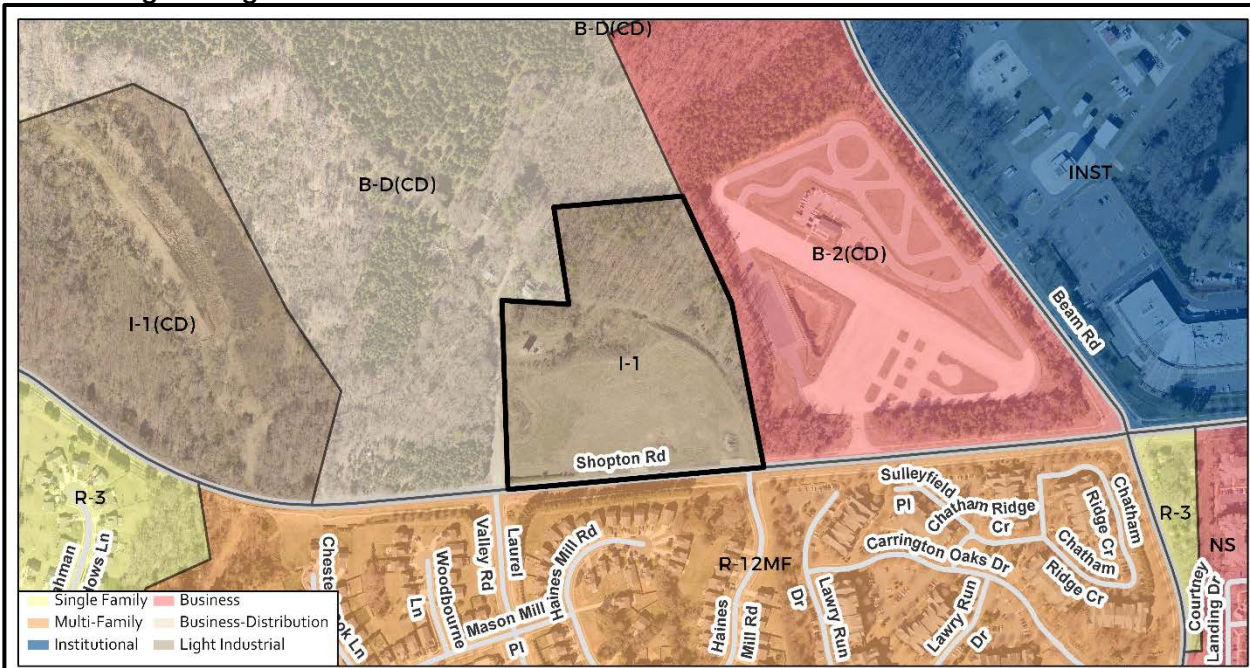
- Institutional land uses are considered compatible in most areas, including industrial locations.
- The property to the east of this site is an institutional use, as it is the City of Charlotte's Police Department Defensive Driving Academy.
- Institutional uses will provide a good transitional land use across the street from residential development along Shopton Road.

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The subject property is vacant. The property to the east is the City of Charlotte Vehicle Operations Center with the properties to the north and west being vacant. The property to the south is developed with multi-family residential.



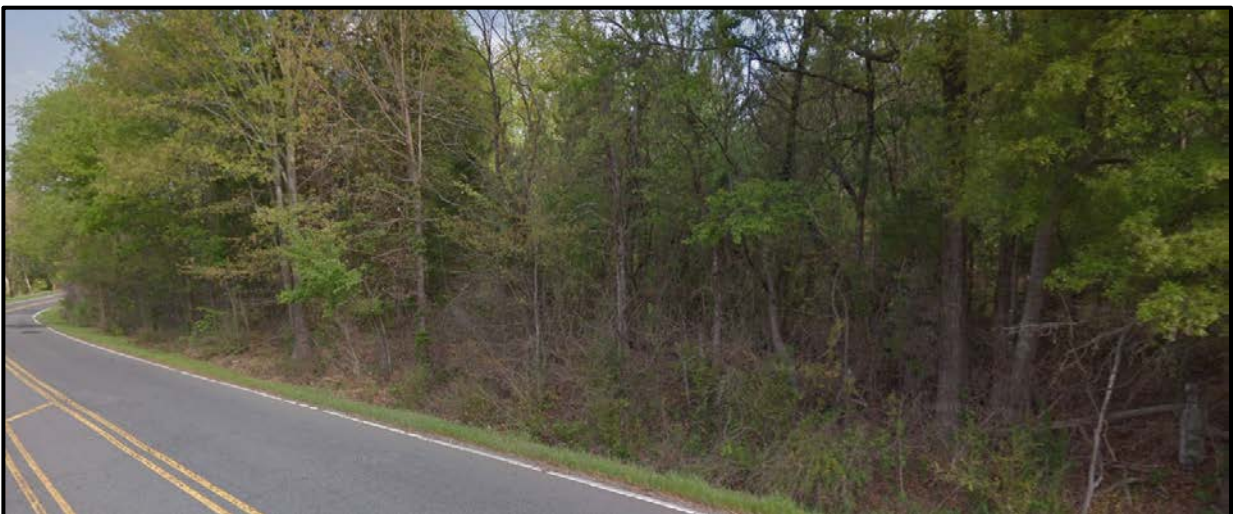
The subject property is vacant.



The property to the south along North Valley Court is developed with a single-family subdivision.

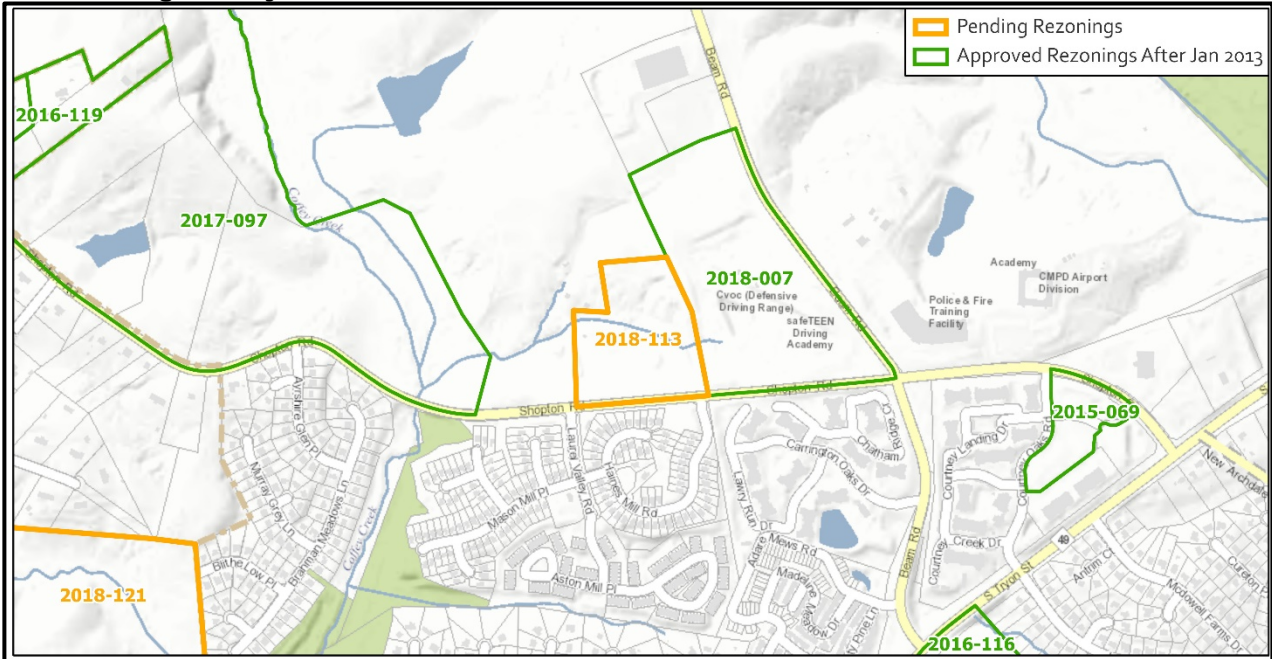


The property to the east along Shopton Road is the City of Charlotte Vehicle Operations Center.



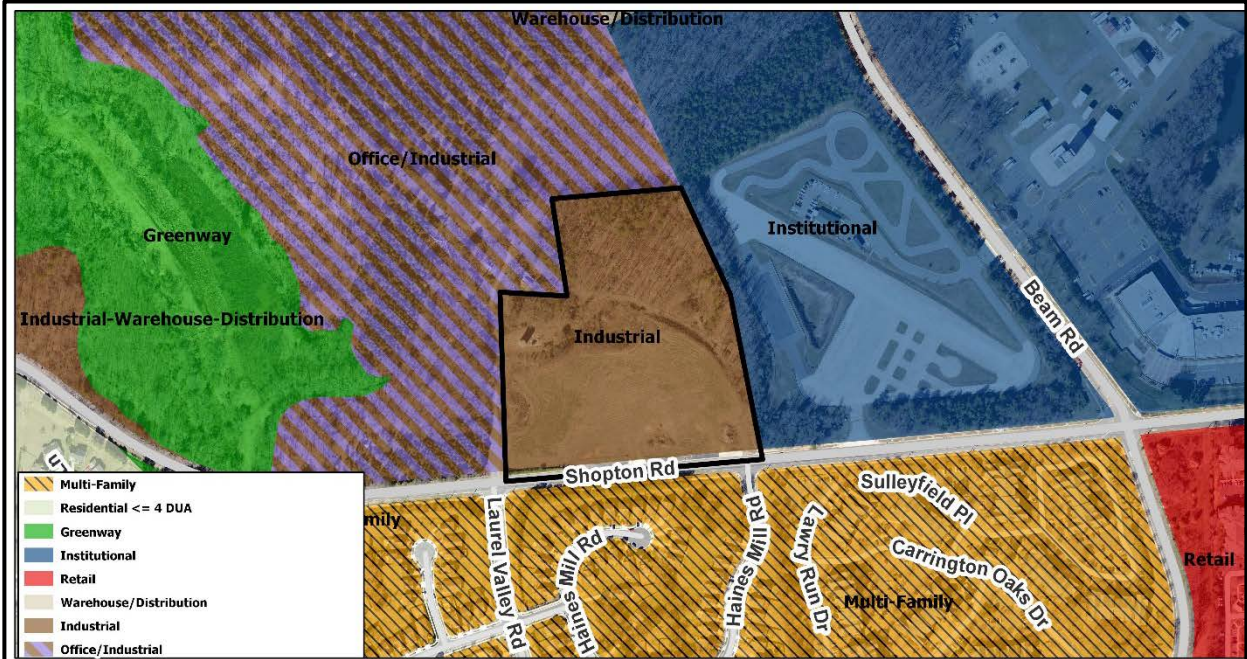
The properties to the north and west along Shopton Road are vacant.

- Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-121	Rezone approximately 265 acres to allow a mixed use development.	Pending
2018-007	Site plan amendment for 24.342 acres to allow the expansion of the Charlotte Vehicle Operations Facility.	Approved
2017-097	Rezone approximately 117.16 acres to allow the construction of a commercial/industrial/warehouse park.	Approved
2016-119	Site plan amendment for 3.62 acres to allow the reuse of the historically designated James Morrow Coffey House located in the Shopton Road area 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.	Approved
2016-116	Rezone approximately 15.87 acres to allow up to 124 attached dwelling units on a vacant parcel of land surrounded primarily by residential neighborhoods comprised of a mix of housing types.	Approved
2015-069	Rezone approximately 4.29 acres to allow up to 72 multi-family residential units.	Approved

- **Public Plans and Policies**



- The *Southwest District Plan* (adopted 1991) recommends industrial land use for this site.
- The site is located adjacent to the City of Charlotte Police and Fire Department training academy and driving range.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare and currently lacks sidewalk. During permitting CDOT will work with the petitioner to implement planting strip and sidewalk in accordance with city standards.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 400 trips per day (based on 113,400 square feet of warehouse).
Proposed Zoning: 1,590 trips per day (based on charter school).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 12-inch water distribution main located along Shopton Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located on the subject property.
- **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:** 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.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System 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