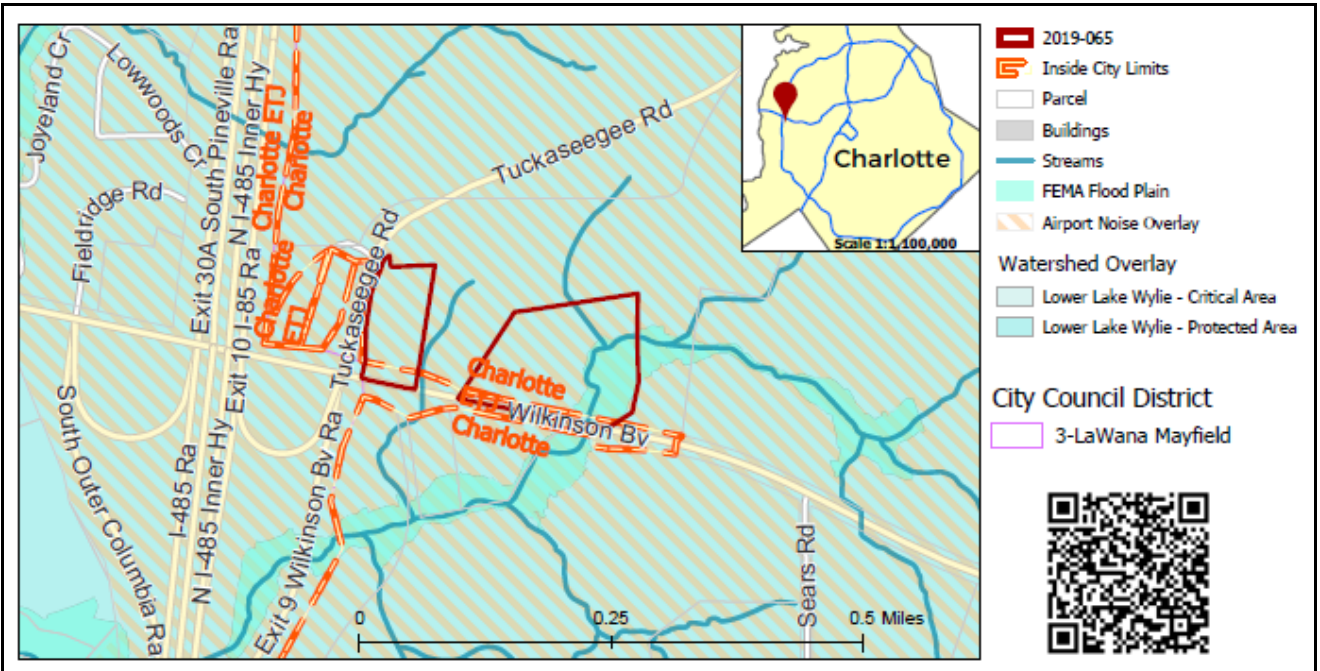


**REQUEST**

Current Zoning: B-2 AIR LLWPA (general business, airport noise overlay, lower lake wylie protected area)  
Proposed Zoning: I-2 AIR LLWPA (general industrial, airport noise overlay, lower lake wylie protected area)

**LOCATION**

Approximately 15.17 acres located north of Wilkinson Boulevard, east of I-485 and south of I-85



**SUMMARY OF PETITION**

The petition proposes to rezone the site to allow uses permitted in the I-2 zoning district.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

Charlotte Douglas International Airport

**AGENT/REPRESENTATIVE**

Stuart Hair

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Southwest District Plan* recommendation for office / industrial uses.

Rationale for Recommendation

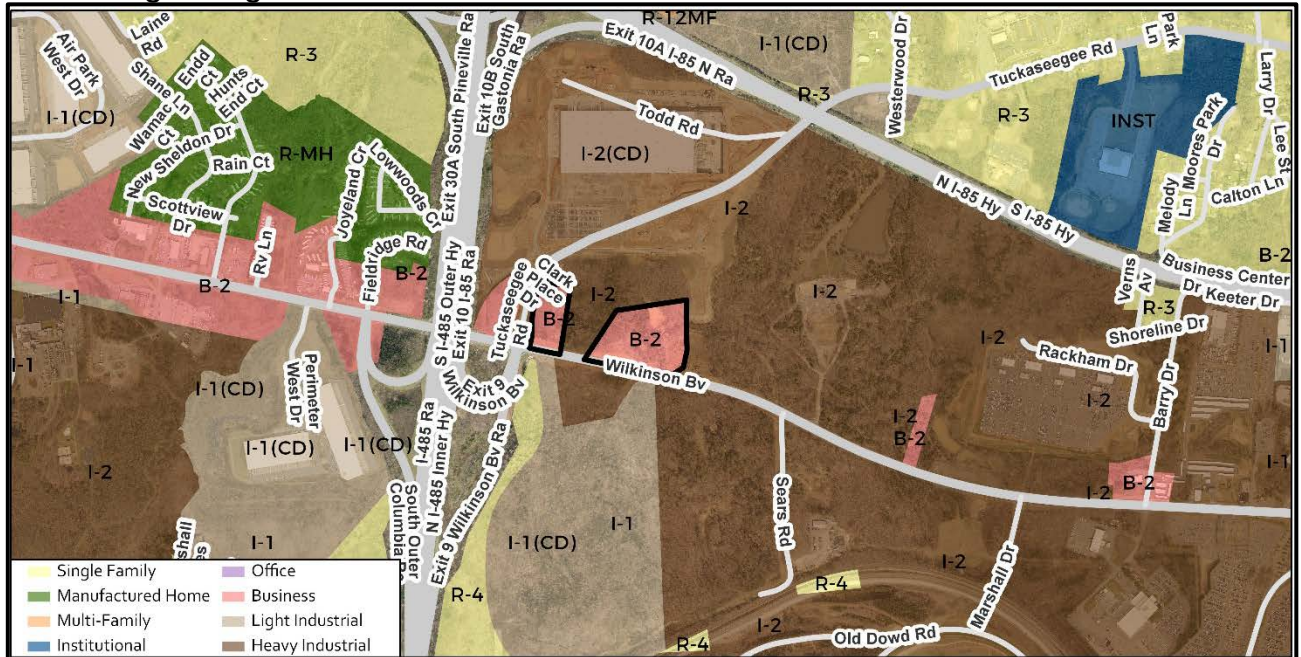
- The proposed I-2 industrial zoning district is consistent with the office/industrial land use recommendation for this site, and with the industrial land use recommendation for the surrounding area along Wilkinson Boulevard.
- The site is located just north of Charlotte-Douglas International Airport, about one mile from the end of Runway 18R/36L.
- The site is surrounded by I-2 (general industrial) zoned properties, with no residential properties in the general vicinity.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations and uses in the I-2 zoning district

- **Existing Zoning and Land Use**



Surrounding land uses consist of vacant wooded land and industrially zoned properties and uses.

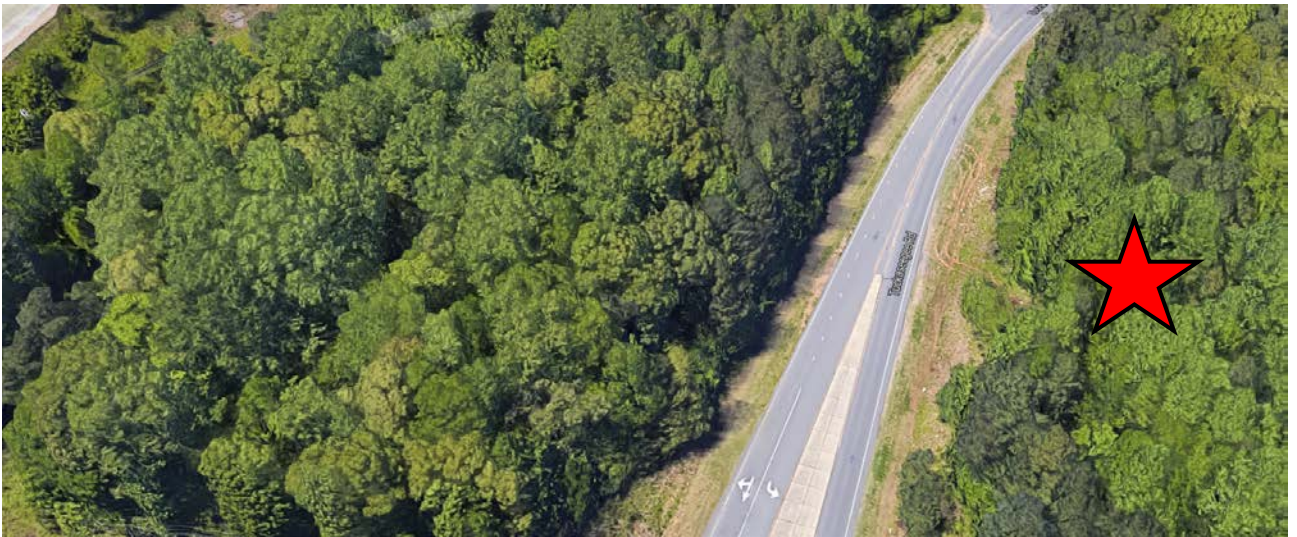


The subject property is wooded vacant land.





The property to the south is vacant wooded land.

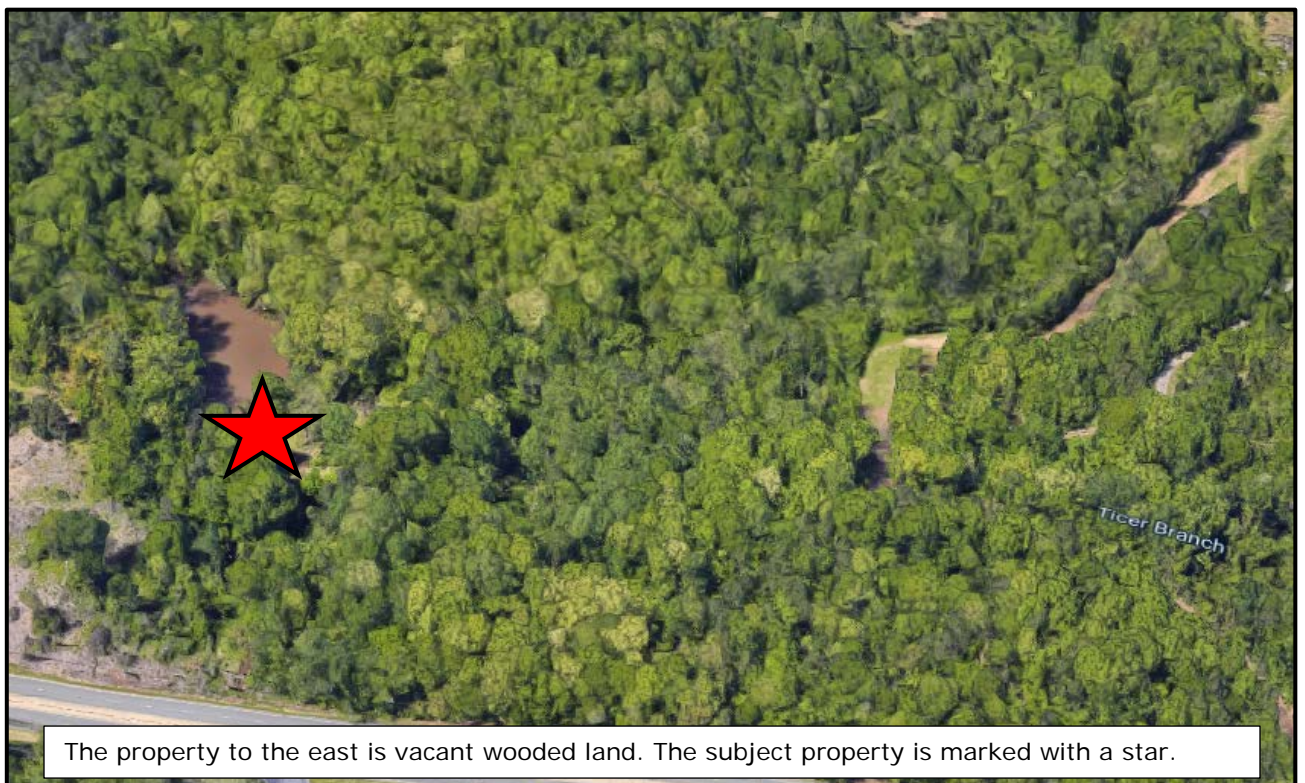


The property to the west is vacant wooded land. The subject property is marked with a red star.





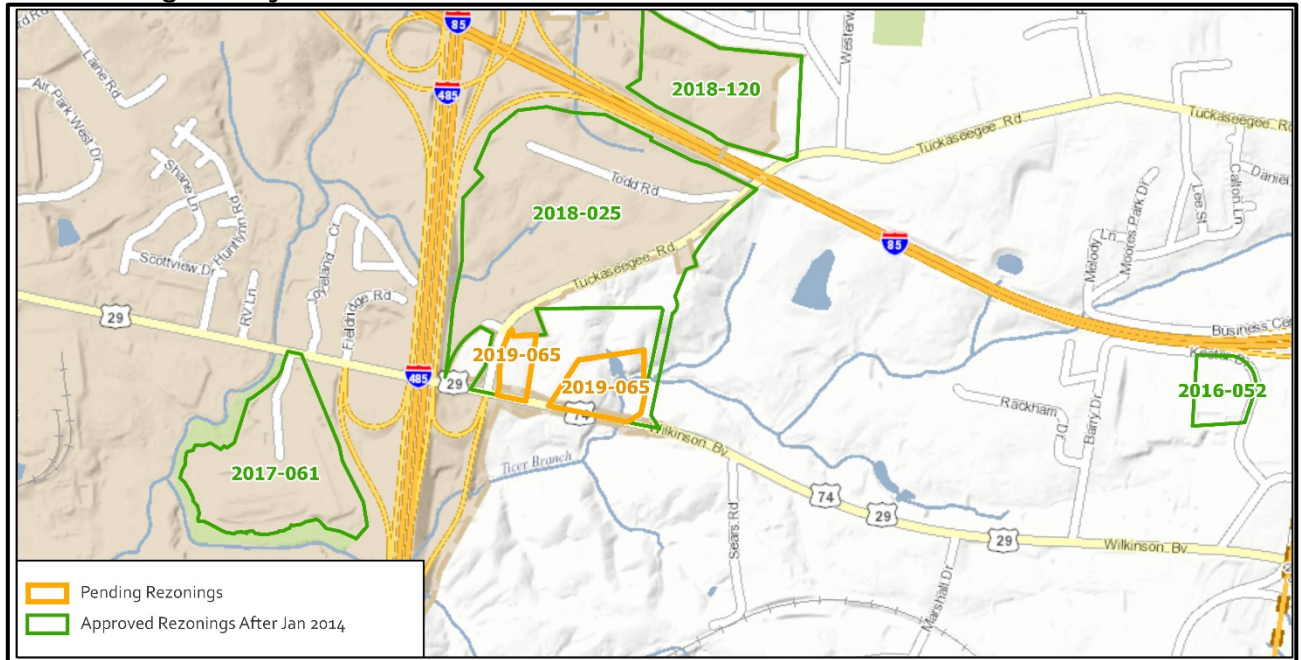
The properties to the north are vacant wooded land. The subject property is marked with a red star.



The property to the east is vacant wooded land. The subject property is marked with a star.

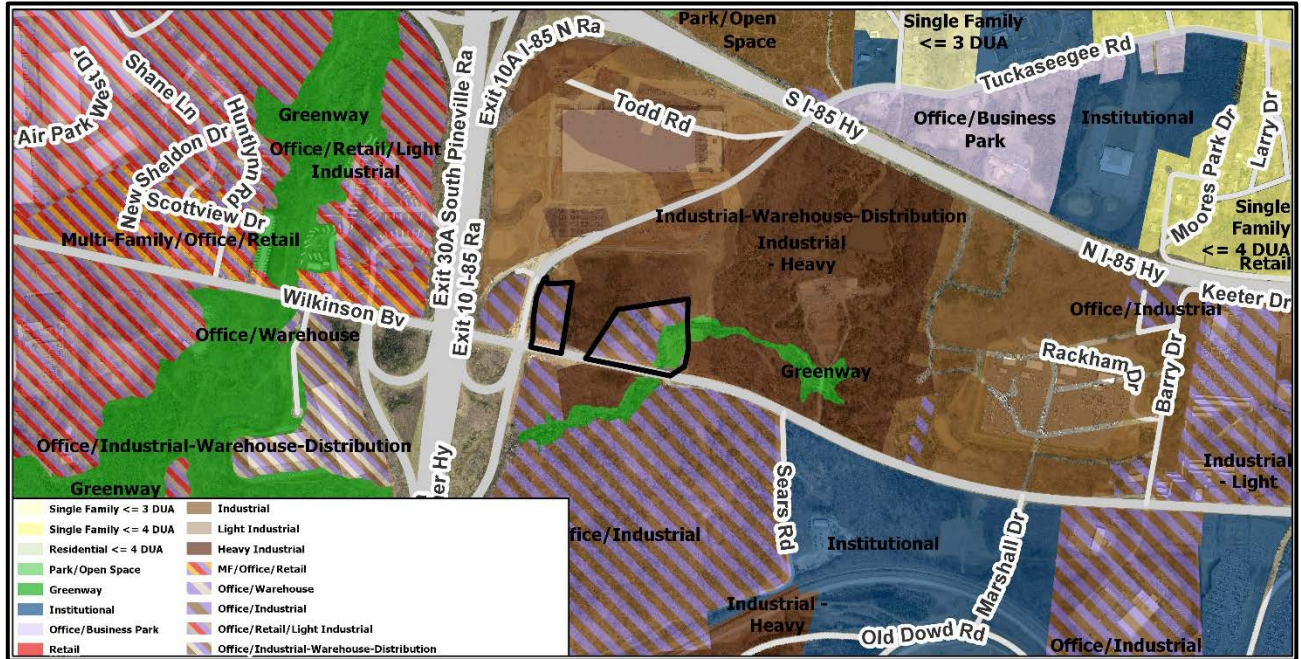


- Rezoning History in Area



Petition Number	Summary of Petition	Status
2016-052	This petition rezoned property to I-1 (LLWPA) to allow all uses permitted in the I-1 zoning district.	Approved
2017-061	This petition rezoned property to I-1 (CD) SPA LLWPA to eliminate a restriction on the amount of permitted warehouse/distribution space.	Approved
2018-025	This petition rezoned property to I-2 (CD) AIR LLWPA to allow the construction of warehouse/ distribution, office, and other industrial uses.	Approved
2018-120	This petition rezoned property to I-1 (CD) AIR LLWPA to allow the construction of warehouse/distribution, office and other industrial uses.	Approved

- **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends office/industrial land uses for this site, and heavy industrial uses for the surrounding areas.
- The site is located just north of Charlotte-Douglas International Airport and within the Airport Noise Zoning Overlay District.

- **TRANSPORTATION CONSIDERATIONS**

- The site currently lacks curb, gutter, and sidewalk on both street frontages. CDOT will work with the petitioner during permitting to upgrade the streetscape along both streets to city standards. An adjacent development provided major roadway infrastructure improvements and should support this proposed density.
- See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: 10,520 trips per day (based on 15.17 acres of retail).  
Proposed Zoning: 410 trips per day (based on 15.17 acres of warehousing).

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

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967