

Note: The petitioner is requesting a decision the night of the public hearing.

REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: I-2, general industrial
LOCATION	Approximately 34 acres located along Horseshoe Lane off West Boulevard.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to rezone the property to accommodate general industrial uses in the vicinity of the airport.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Westside Strategic Plan</i> .
Property Owner	Carolina Realty Holdings, LLC
Petitioner	Charlotte Douglas International Airport
Agent/Representative	T. J. Orr
Community Meeting	Meeting is not required.

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 predominantly occupied by warehouses and the remaining acreage is undeveloped. The site is primarily surrounded by industrial warehouse/office buildings and undeveloped acreage on properties zoned I-1 and I-2. The property to the southeast is zoned R-22MF and developed with a prison.
- **Rezoning History in Area**
Recent rezonings approved in the area include:
Rezoning Petition 2008-069 rezoned approximately 2,238 acres of property owned by the City of Charlotte and located along Wilkinson Boulevard, Tuckaseegee Road, Little Rock Road, Old Dowd Road, Wallace Neal Road, Dixie Road, and West Boulevard from residential, business and industrial zoning designations to I-2 and I-2 LLWPA for consistency with the *Airport Master Plan*. The *Airport Master Plan (1997)* is a blueprint for airport development over a 20-year time span. It identifies the parcels in Rezoning Petition 2008-069 as part of the future airport development. Some of the acreage rezoned as part of Rezoning Petition 2008-069 lies directly to the north, northeast and south of the subject property.
- **Public Plans and Policies**
 - The *Westside Strategic Plan (2000)* recommends business/office and industrial uses on *this property*.
 - *This* petition is consistent with the *Westside Strategic Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: Not applicable.
Proposed Zoning: Not applicable.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** CMS does not comment on non-residential petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No comments received.
- **Site Design:**
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Storm Water Review

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