



**Rezoning Petition 2009 - 081**  
**PRE-HEARING STAFF ANALYSIS**  
December 21, 2009

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<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: I-2, general industrial
<b>LOCATION</b>	Approximately 2.84 acres located on the east side of Steele Creek Road between West Boulevard and Dorcas Lane.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone three parcels to allow all uses permitted in the I-2 district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Southwest District Plan</i> .
<b>Property Owner</b>	Charlotte Douglas International Airport
<b>Petitioner</b>	Charlotte Douglas International Airport
<b>Agent/Representative</b>	None
<b>Community Meeting</b>	Meeting is not required.

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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**  
The subject parcels are zoned R-3 and are occupied by a single family structure and vacant land. The surrounding properties are zoned R-3, I-2, I-2(CD), and B-D and are developed with commercial structures or are vacant.
  - **Rezoning History in Area**  
Petition 2008-069 rezoned property located near the intersection of Dixie Road and Byrum Drive from R-3 to I-2.
  - **Public Plans and Policies**
    - The *Southwest District Plan* (1991) recommends industrial and office uses for the subject parcels.
    - The *Westside Strategic Plan* (2000) does not propose any changes from the recommendations of the *Southwest District Plan* for the subject parcels.
    - This petition is consistent with the *Southwest District Plan*.
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**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 80 trips per day.  
Proposed Zoning: Due to the wide range of uses allowed, no trip generation was provided for the requested zoning classification.
- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.

- **Neighborhood and Business Services:** No comments received.
  - **Schools:** CMS does not comment on non-residential petitions.
  - **Park and Recreation:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

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

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Charlotte Mecklenburg Utilities Review
- LUESA Review
- Storm Water Review

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