

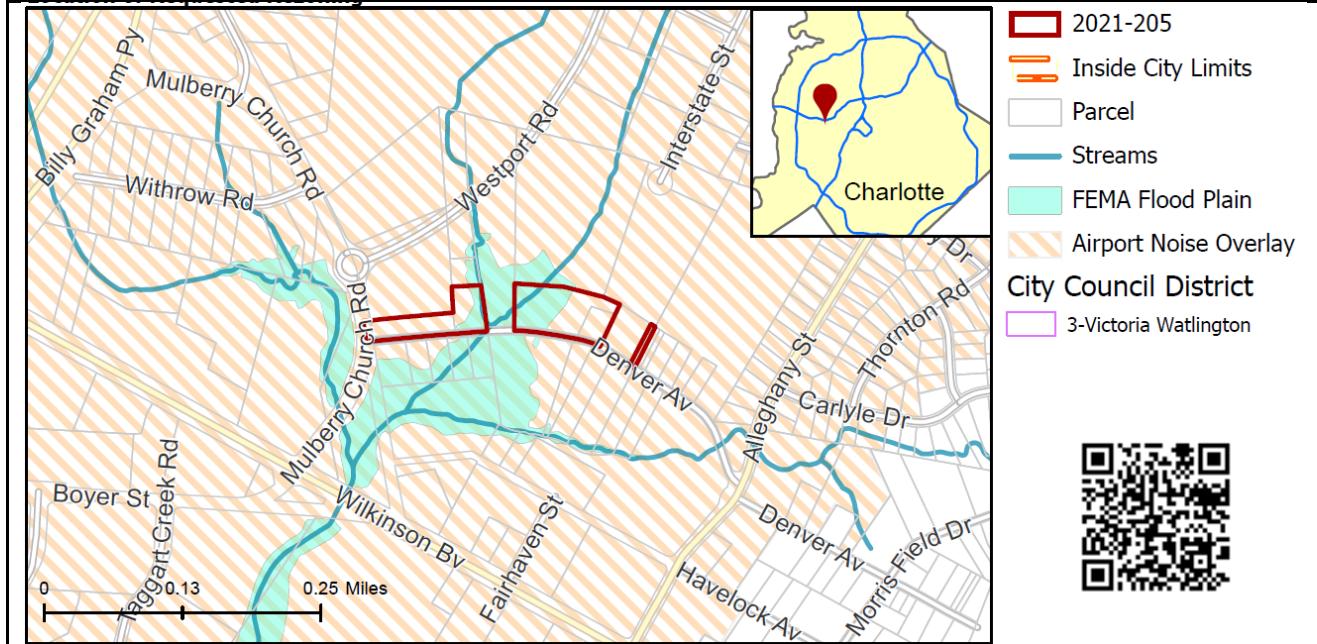
**REQUEST**

Current Zoning: B-D AIR (distributive business, airport noise overlay) and R-22MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: I-1 AIR (light industrial, airport noise overlay)

**LOCATION**

Approximately 5.70 acres located on the north side of Denver Avenue, west of Alleghany Street, and south of Scott Futrell Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the I-1 (light industrial) zoning district on one parcel with existing industrial uses and four parcels that are currently vacant.

**PROPERTY OWNER**

City of Charlotte, Aviation

**PETITIONER**

City of Charlotte, Aviation

**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 *Central District Plan* (1993) recommendation for office/industrial and light industrial uses for a majority of the site and **inconsistent** with the recommendation for greenway uses on a small portion of the site.

Rationale for Recommendation

- The site is located within a mile of the Charlotte Douglas International Airport and within the airport noise overlay, which is compatible with industrial zoning.
- The vast majority of the site is in alignment with the proposed future land use.
- Most of the parcels directly adjacent to the site are zoned I-1 and are largely vacant. The other zoning districts bordering the petition's parcels include B-2 (general business) and O-1 (office).

- This petition is in an area that has experienced an ongoing shift to industrial zoning and land uses.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* (1993), from greenway uses for a portion of the site to light industrial uses.

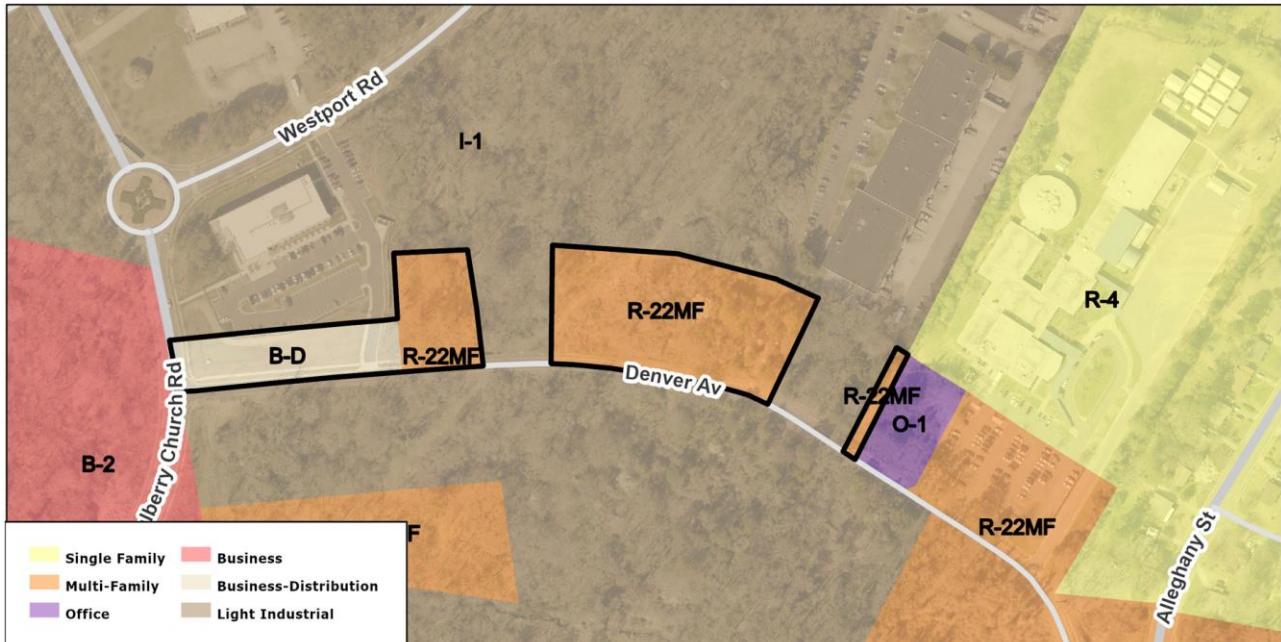
## PLANNING STAFF REVIEW

### • Proposed Request Details

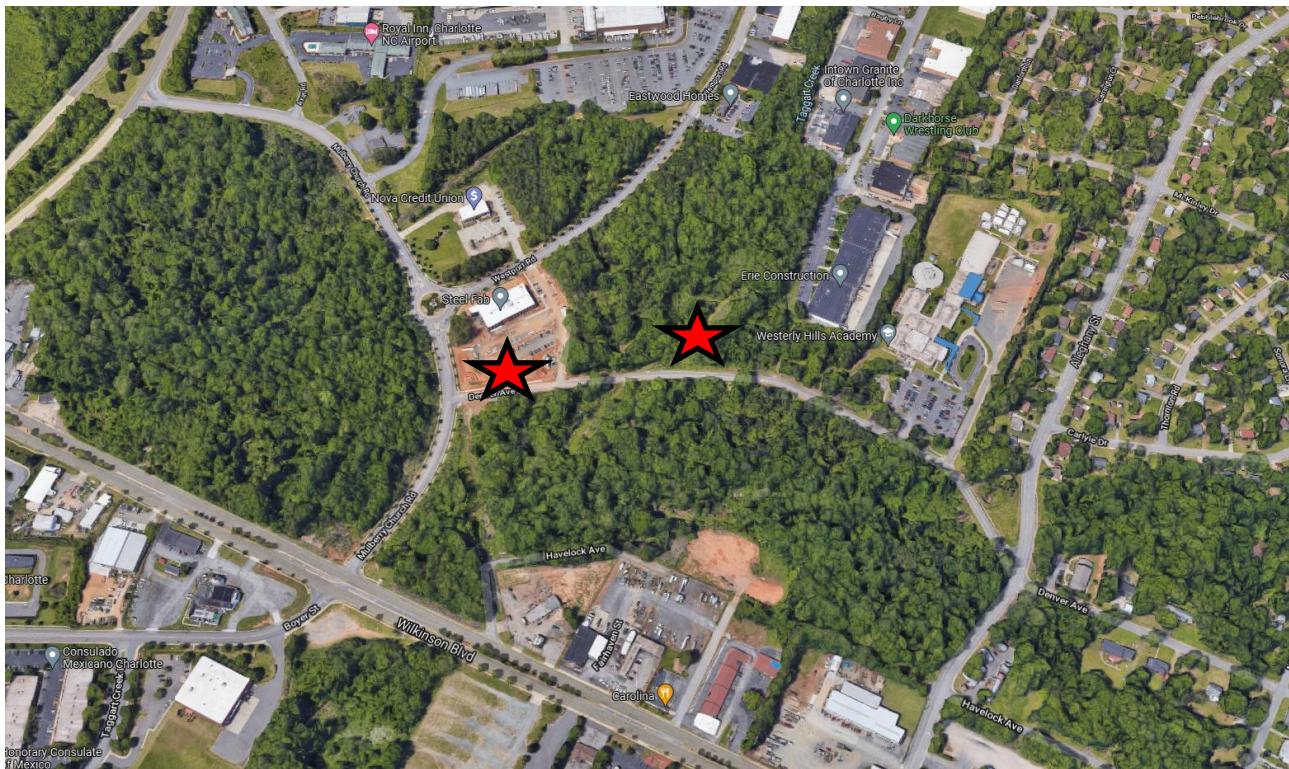
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses in the I-1, light industrial, zoning district.

### • Existing Zoning and Land Use



- The site is currently zoned B-D and R-22MF and is in an area with mostly vacant lots and industrial, office, and institutional uses.



- The subject site is denoted with red stars.

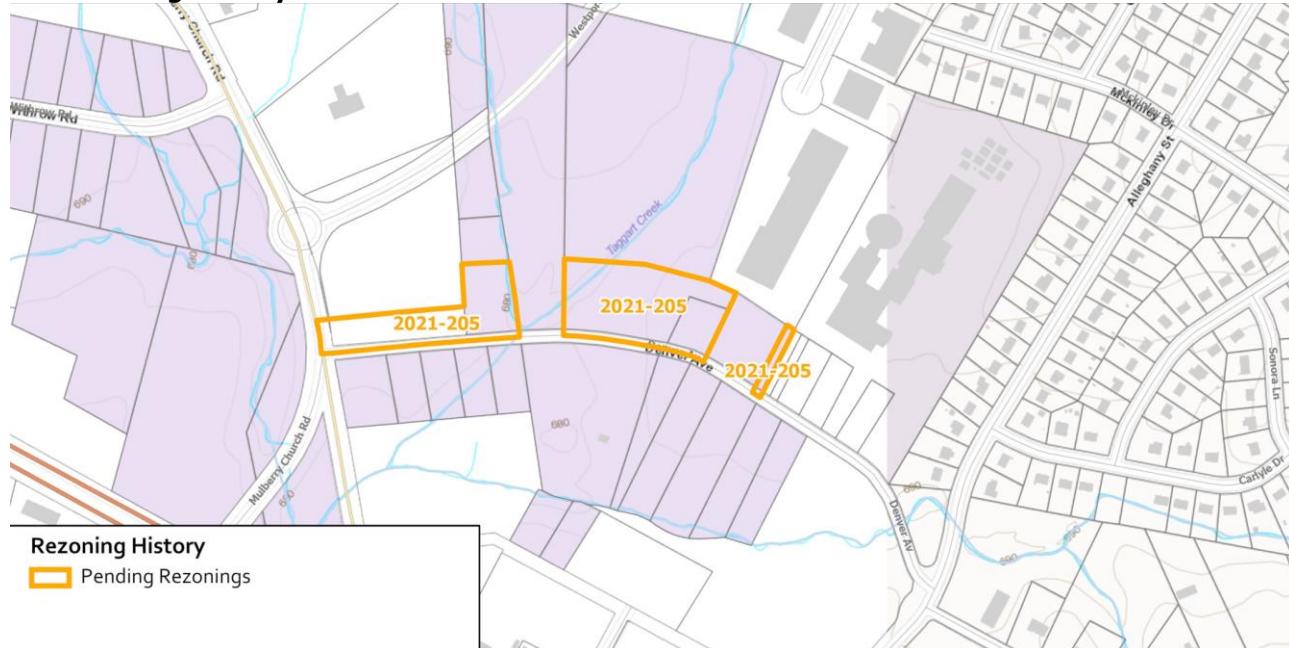


- North of the site is steel fabricator business.



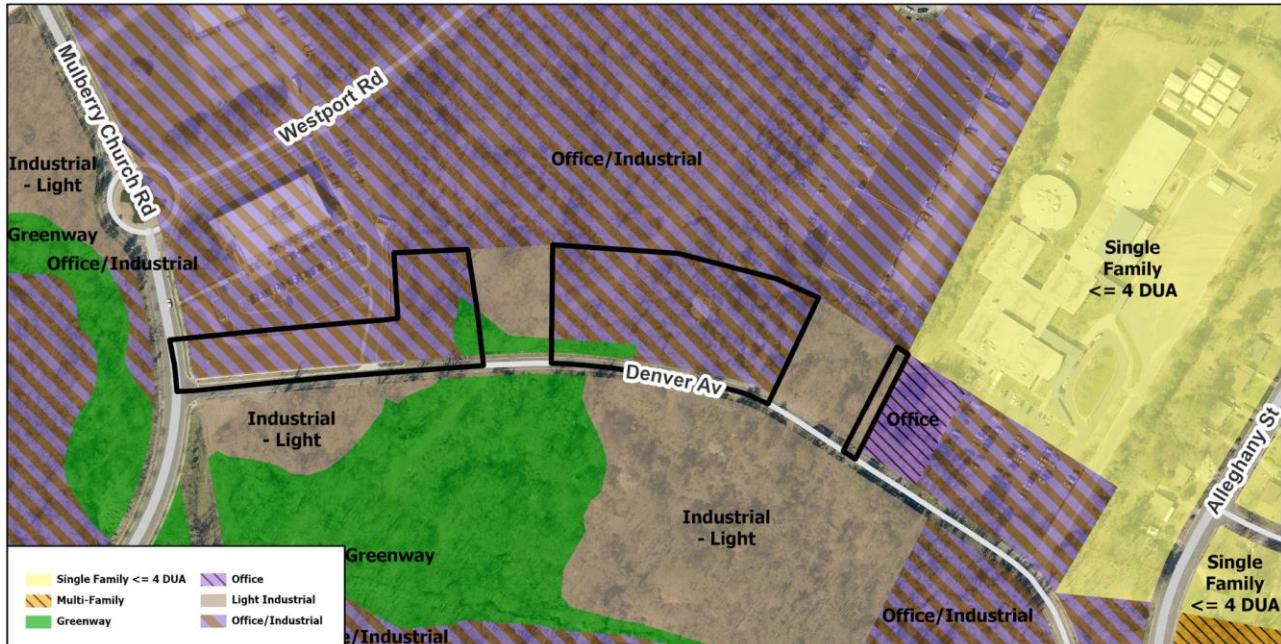
- North, east, south, and west of the site are vacant parcels.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends office/industrial, light industrial, and greenway uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Denver Avenue, a City-maintained local street, near the intersection of Mullberry Church Road, a State-maintained minor thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. The proposed site will generate less vehicular trips than what it is entitled with the current zoning. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**

- There are no active projects near this site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (site is vacant).

Entitlement: 1880 trips per day (based on 345 dwellings).

Proposed Zoning: 295 trips per day (based on 157,000 square feet of warehouse uses).

**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 Department of Solid Waste Services:** No comments submitted.
  - **Charlotte-Douglas International Airport:** No comments submitted.
  - **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
  - **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry / City Arborist:** No comments submitted.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902

## Goals Relevant to Rezoning Determinations Petition 2021-205

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p><b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	<b>N/A</b>
	<p><b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	<b>N/A</b>
	<p><b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	<b>N/A</b>

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b>      Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	<p><b>N/A</b></p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b>      All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p><b>N/A</b></p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b>      Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p><b>N/A</b></p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b>      Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p><b>✓</b></p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b>      Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p><b>N/A</b></p>
	<p><b>Goal 10: Fiscally Responsible</b>      Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p><b>✗</b></p>