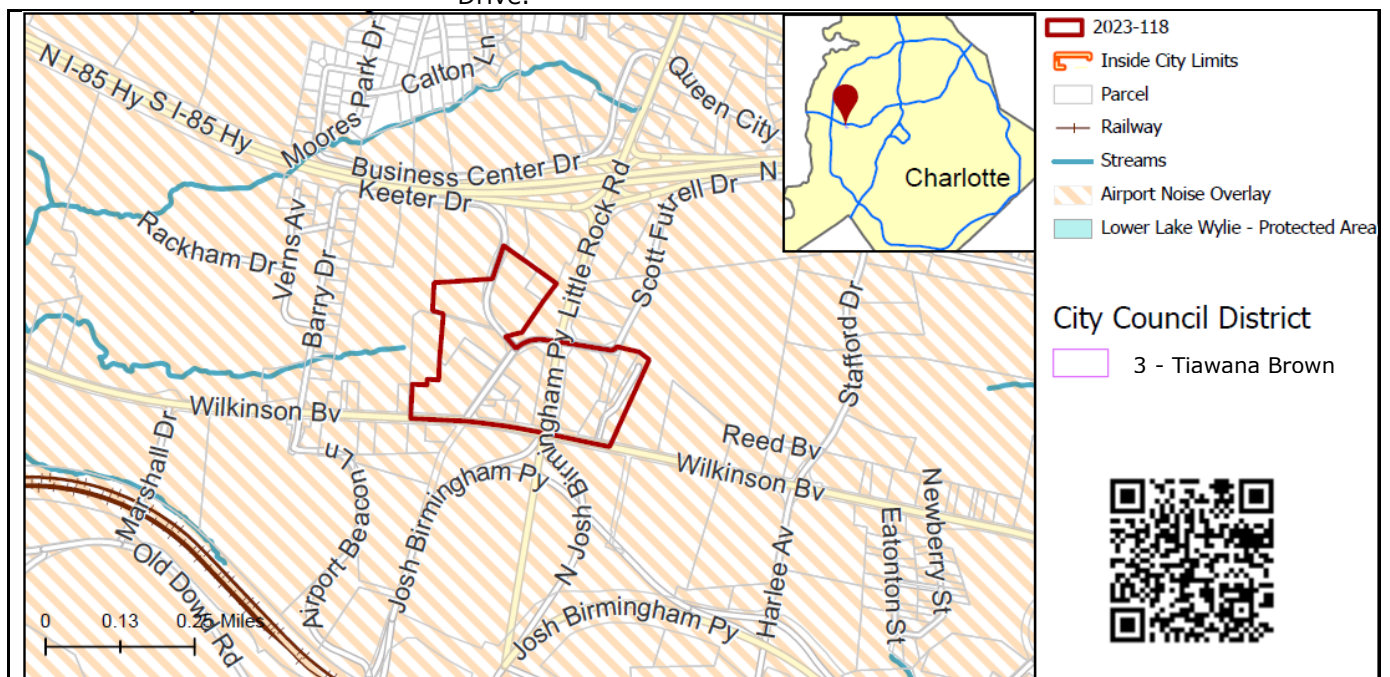


REQUEST

Current Zoning: ML-2 ANDO (Manufacturing & Logistics 2, Airport Noise Disclosure Overlay), ML-1 ANDO (Manufacturing & Logistics 2, Airport Noise Disclosure Overlay)
Proposed Zoning: RAC ANDO (Regional Activity Center, Airport Noise Disclosure Overlay)

LOCATION

Approximately 38 acres located north of the intersection of Wilkinson Boulevard and Little Rock Road, west of Stafford Drive and east of Barry Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the Regional Activity Center district on vacant property near Charlotte Douglas International Airport.

PROPERTY OWNER

City of Charlotte

PETITIONER

City of Charlotte

AGENT/REPRESENTATIVE

Sharonda Trammel

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center for the majority of the site and **inconsistent** with the Innovation Mixed Use for a small portion of the site.

Rationale for Recommendation

- The proposed RAC zoning district is consistent with the Regional Activity Center place type for the majority of the site.
- The site is located at the intersection of Wilkinson Boulevard and Little Rock Road at the gateway to Charlotte Douglas International Airport. This is a logical location for an intense mix of uses supporting the airport.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

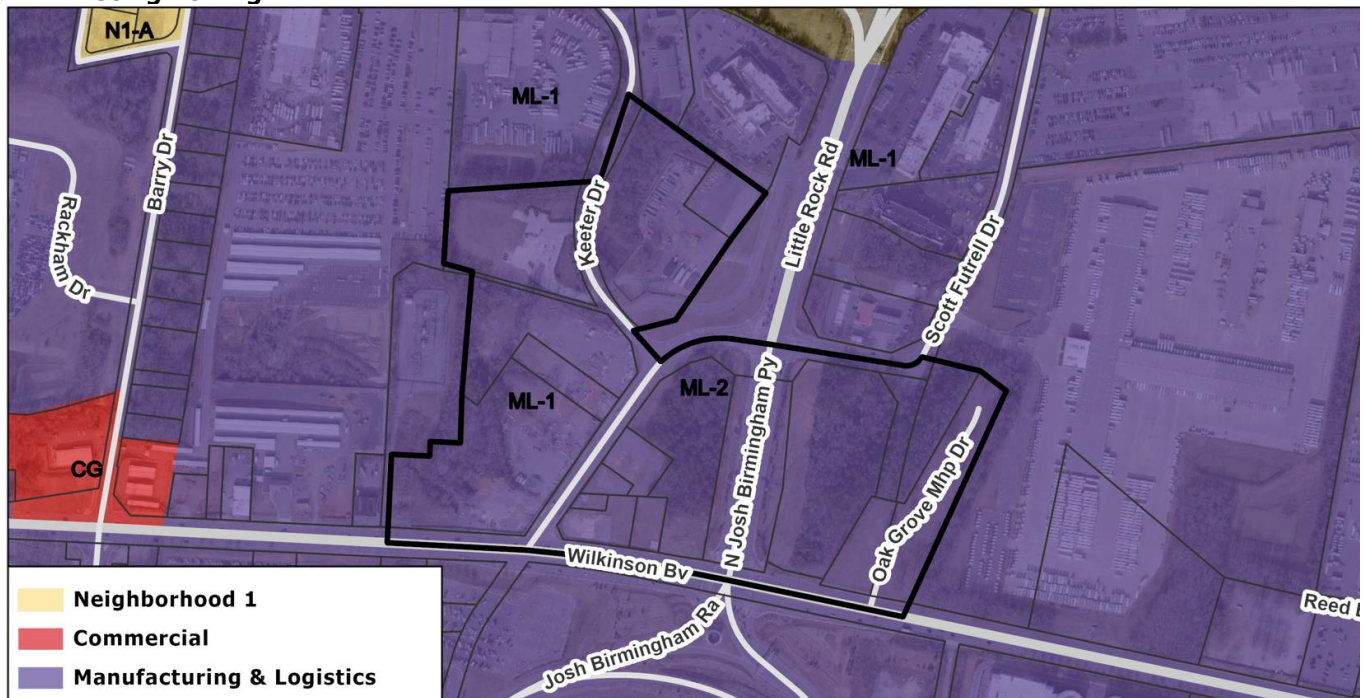
The approval of this petition will revise the recommended place type for a portion of the site as specified by the *2040 Policy Map*, from Innovation Mixed Use Place Type to Regional Activity Center Place Type for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning**



- Most of the site is zoned ML-2 with a smaller portion zoned ML-1. Similarly, all adjacent properties are zoned either ML-1 or ML-2.



The site, marked by a red star, is surrounded by a mix of non-residential uses including hotel, commercial, and manufacturing and logistics.



Street view of commercial uses to the north of the site along Little Rock Road.



Street view of manufacturing and logistics uses to the east of the site along Wilkinson Boulevard.



Street view of parking lots associated with Charlotte Douglas International Airport to the south of the site across Wilkinson Boulevard.



Street view of commercial and industrial uses to the west of the site along Wilkinson Boulevard.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-123	Petition to rezone 13.22 acres to I-1(CD) to allow 175,000 SF of office, warehouse, and light industrial uses.	Approved
2019-049	Petition to rezone 9 acres to MUDD-O AIR to allow a hotel with up to 225 rooms.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Regional Activity Center place type for a majority of the site and Innovation Mixed Use place type for a small portion of the site in the southeastern corner.

- **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Wilkinson Boulevard, a State-maintained major arterial and Little Rock Road, a State-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
- Tuckaseegee Road Sidewalk
 - Fill in gaps in the existing sidewalk system along both sides of Tuckaseegee Road from Little Rock Road to Westerwood Drive
 - Project is scheduled to be complete in mid-2025
- CATS Silver line
 - Light rail line that be located on the north side of Wilkinson Boulevard
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 2,660 trips per day (based on 1,659,207 SF warehouse).

Proposed Zoning: N/A trips per day (based on too many uses to determine).

DEPARTMENT COMMENTS

- **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
 - **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
 - **Charlotte-Mecklenburg Police Department:** No comments submitted.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte Water:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for rezoning boundary's specified below under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908