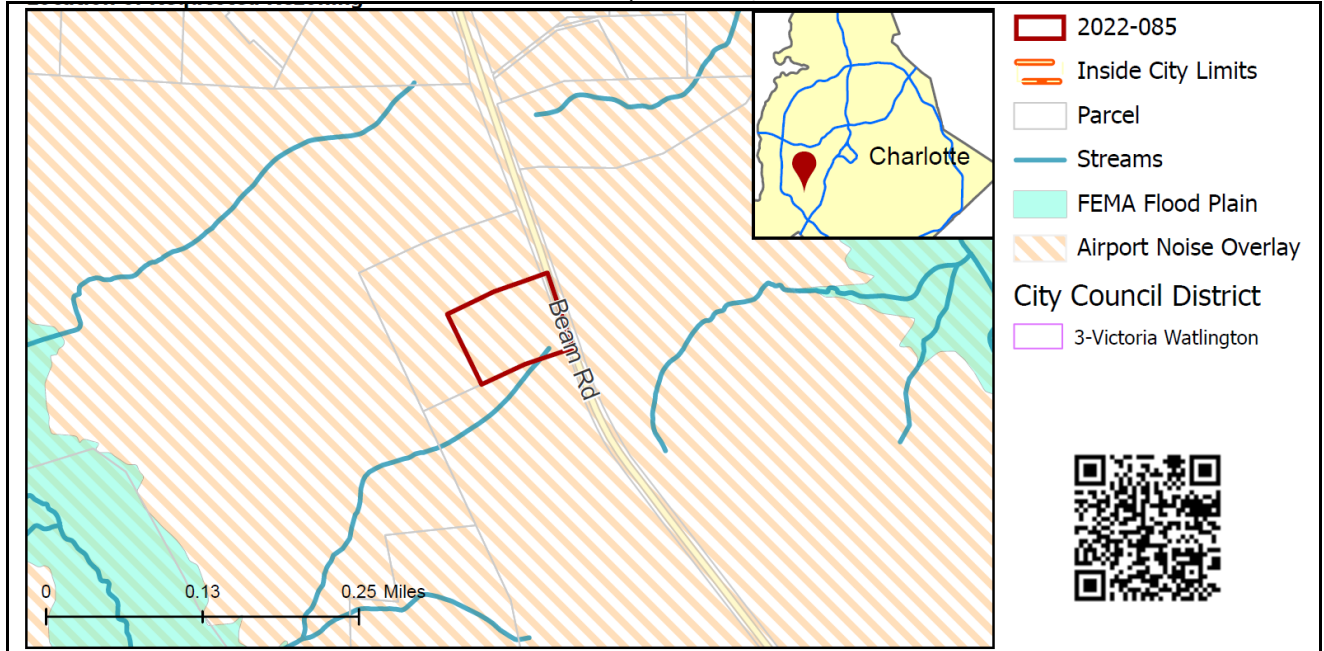


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: INST (institutional)

**LOCATION**

Approximately 3.12 acres located on the west side of Beam Road, north of Shopton Road, and south of Center Park Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the Institutional zoning district on an undeveloped site.

**PROPERTY OWNER**

Ronald Dean Huntley and Catherine A. Huntley

**PETITIONER**

City of Charlotte

**AGENT/REPRESENTATIVE**

Wesley Sherrill, Alfred Benesch & Company

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map (2022)* recommendation for Manufacturing and Logistics

Rationale for Recommendation

- The subject site is not adjacent to any residential uses or zoning districts, development under the existing zoning district would be incompatible with the site's context.
- This is an appropriate site to rezone to institutional uses as it is surrounded by existing government institutional uses along the eastern side of Beam Road and there are industrial uses and zoning districts along the rest of the rezoning boundary.
- The site is directly surrounded by areas within the Campus Place Type that host existing government uses. Institutional land uses are more directly compatible with the Campus Place Type as opposed to Manufacturing and Logistics which supports manufacturing, logistics, and distribution uses.

	The approval of this petition will revise the recommended place type as specified by the <i>2040 Policy Map</i> , from Manufacturing and Logistics to Campus for the site.
--	--

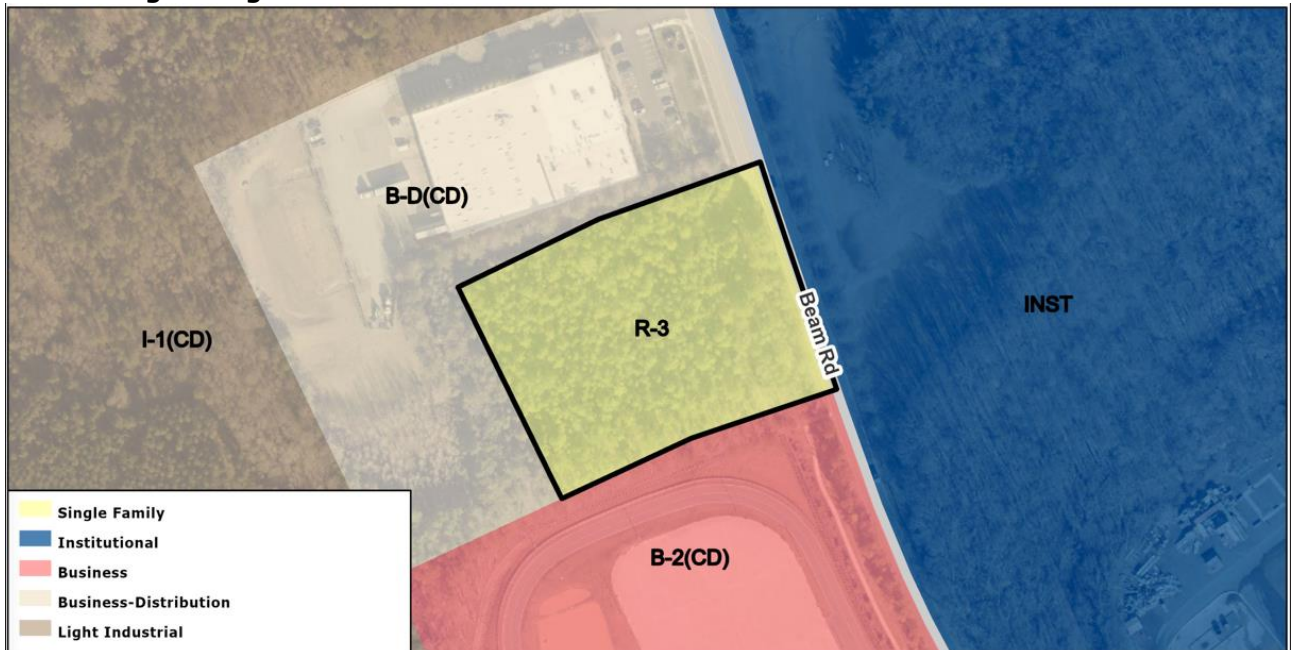
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

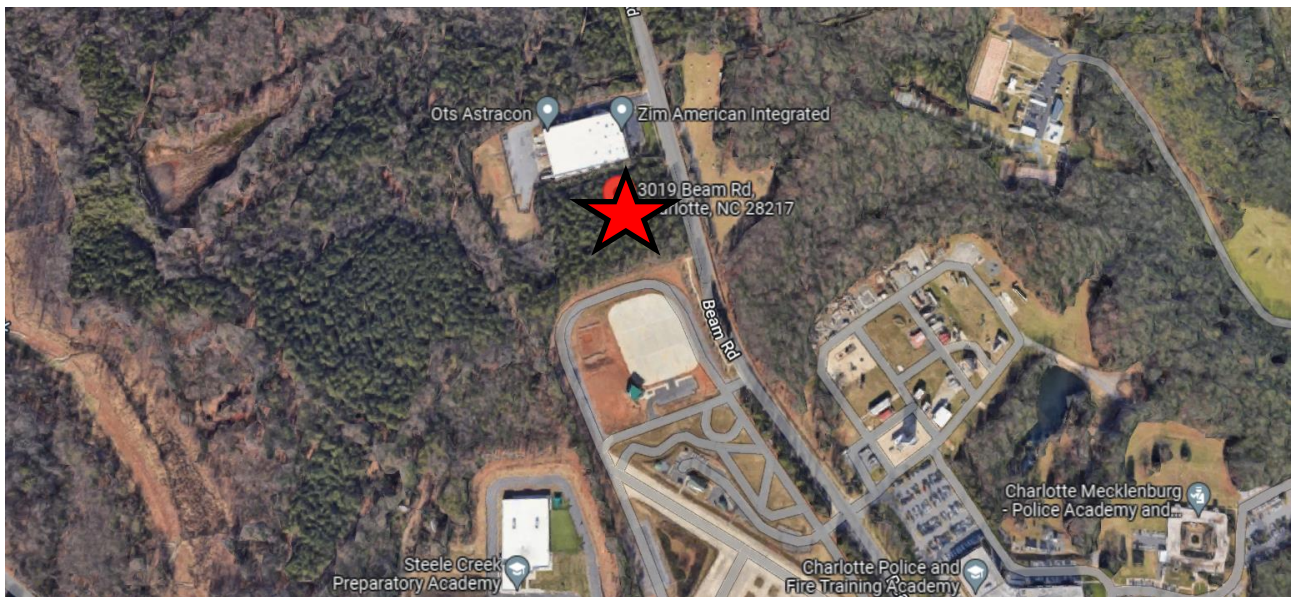
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses in the institutional zoning district.

- **Existing Zoning and Land Use**



- The site is currently zoned R-3 and is in an area with warehouse uses and City of Charlotte government buildings.



- The subject site is denoted with a red star.





- North of the site is a freight forwarding warehouse.



- Directly east of the site is a Charlotte-Mecklenburg Police Department (CMPD) Training Compound. Along the east side of Beam Road, north of Shopton Road are numerous training areas for the Charlotte Fire Department and CMPD.



- South of the site is the Charlotte Vehicle Operations Center, a driver training facility.





- The area west of the site is vacant and was recently rezoned to I-1(CD).
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-007	Rezoned 24.34 acres from B-2(CD) to B-2(CD) SPA.	Approved
2021-063	Rezoned 105 acres from B-D(CD) to I-1(CD).	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Manufacturing and Logistics for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Beam Road, a City-maintained minor throughfare north of Shopton Road, a State- maintained minor throughfare. A traffic Impact Study (TIS) is not needed for the site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
  - There are no active projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (the site is vacant).
    - Entitlement: 115 trips per day (based on 9 dwelling units).
  - Proposed Zoning: 4 trips per day (based on institutional use).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

**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

### Rezoning Petition # 2022-085

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. The Charlotte Future 2040 Policy Map was adopted March 28<sup>th</sup>, 2022 and became effective July 1<sup>st</sup>, 2022.

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

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<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.	N/A
	<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.	N/A
	<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.	N/A
	<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.	N/A

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>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>N/A</p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>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>✓</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>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>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>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>✓</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b></p> <p>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>✓</p>