

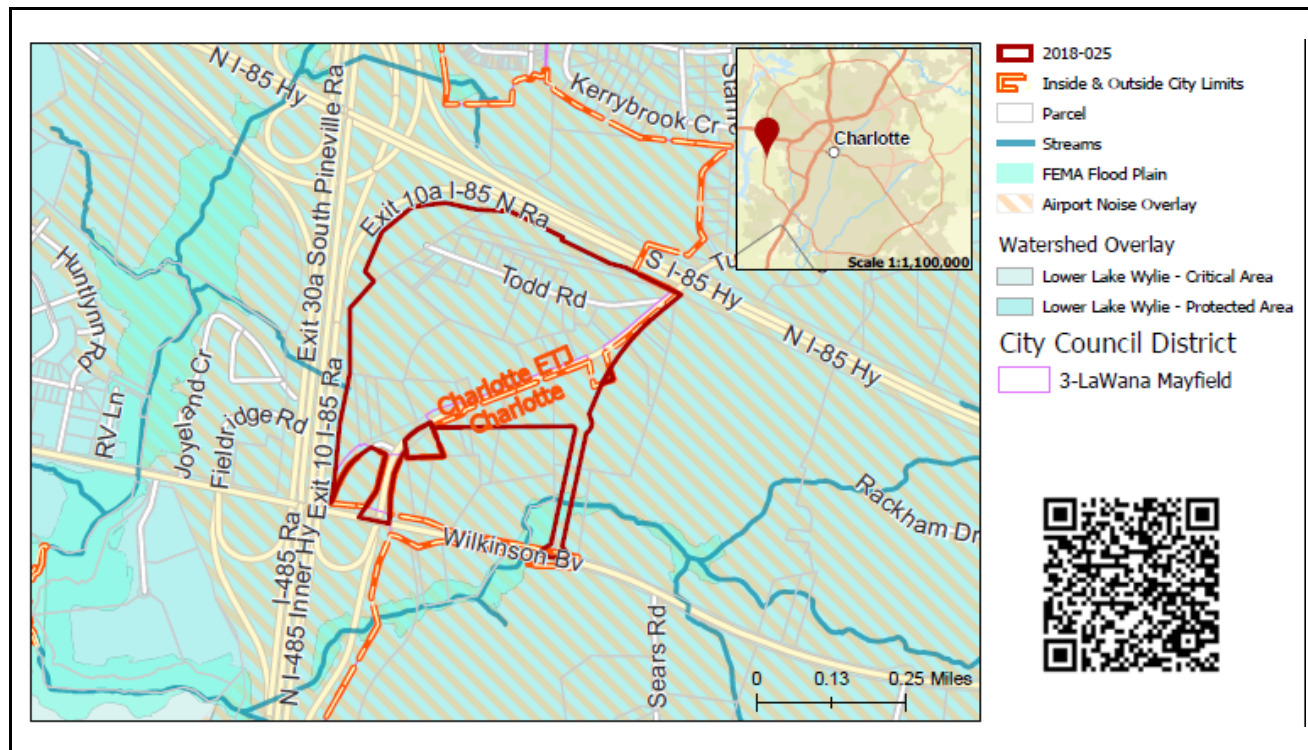
**REQUEST**

Current Zoning: B-2 (general business), I-2 (general industrial), R-3 (single family), R-MH (residential manufactured home), all AIR (Airport Noise Overlay) and LLWPA (Lower Lake Wylie Protected Area)

Proposed Zoning: I-2 (CD) Air LLWPA (general industrial, conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 108.00 acres located north of Wilkinson Boulevard, east of I-485 and south of I-85.  
(District 3 – Mayfield and Outside City Limits)



**SUMMARY OF PETITION**

The petition proposes to allow the construction of warehouse/distribution, office and other industrial uses on property partially developed with residential and vacant land. The site is located within both the Airport Noise Overlay and the Lower Lake Wylie Protected Area.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

City of Charlotte, et al  
Charlotte Douglas International Airport  
Stuart Hair

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 7

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation as well as one technical item.

Plan Consistency

The petition is consistent with the *Southwest District Plan* recommendation for office/industrial uses.

Rationale for Recommendation

- The site is located just north of the airport, abutting Interstates 85 and 485, as well as the interchange with Wilkinson Boulevard (U.S. 74).
- The proposed warehouse/distribution and industrial uses are appropriate within the Airport Noise Overlay. In addition, the petition proposes to remove the residential properties on this site.
- This proposal is compatible with the industrial uses that exist or are being planned for the area between Interstate 85 and Wilkinson Boulevard, due to its proximity to the airport, the intermodal yard and the interstates.
- The proposed new road connections/realignments and street improvements that are a part of this rezoning will provide improved access to the site and creating additional street network for the area.

**PLANNING STAFF REVIEW**

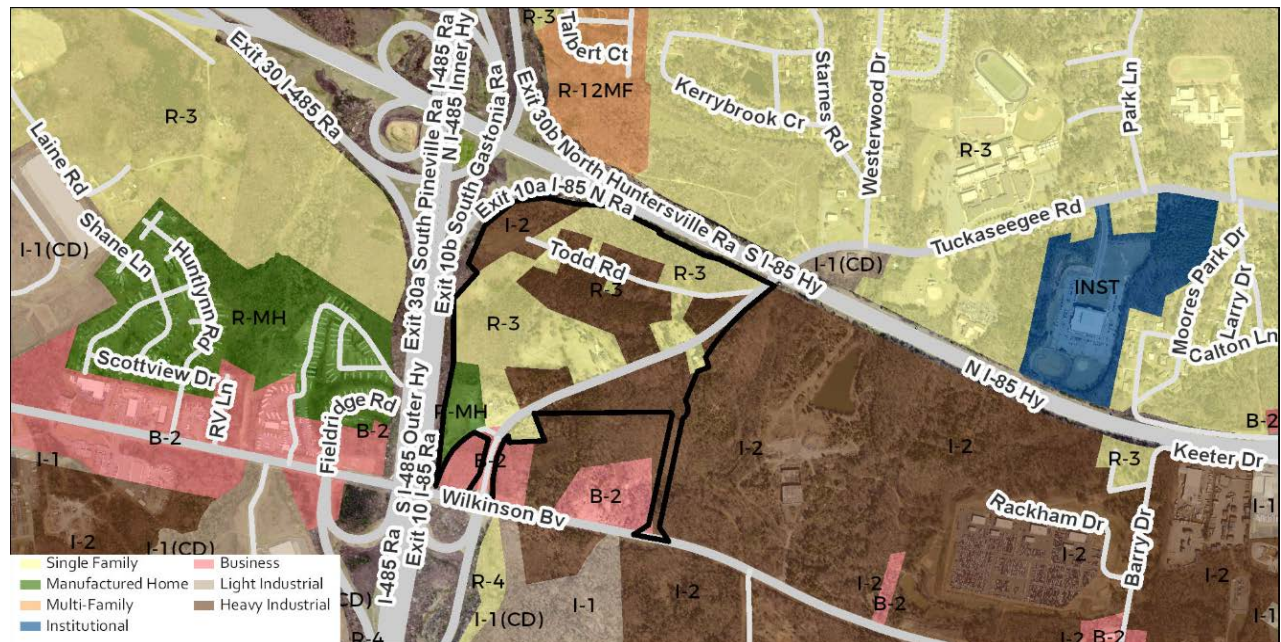
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposed warehousing, warehouse/distribution, manufacturing, office and other industrial uses allowed by right and under prescribed conditions with up to 2.4 million square feet of building area.
- Prohibits the following uses:
  - Outdoor storage (allowed as accessory uses)
  - Eating, drinking, entertainment establishments (allowed as accessory uses)
  - Retail establishments, shopping centers and business, personal and recreation services (certain limited retail uses as accessory uses)
  - Auction sales
  - Automobiles, truck and utility trailer rental
  - Automotive repair garages (allowed as accessory uses)
  - Automotive sales and repair (allowed as accessory uses as to repair activities)
  - Automotive service stations (allowed as accessory uses to refueling, maintenance and repairs)
  - Manufactured housing sales or repair
  - Recycling or drop off centers (allowed as accessory uses)
  - Billboards
  - Junkyards
- Proposes the following transportation improvements:
  - I-485 Outer Loop Ramp at US 74:
    - Construction of eastbound right-turn lane and westbound left-turn lane.
  - I-485 Inner Loop Ramp at US 74:
    - Construction of an additional northbound right-turn lane to create dual right-turn lanes.
    - Construction of a southbound right-turn lane.
    - Restripe eastbound right-turn lane and westbound right-turn lane to shared through-right lanes.
  - US 74 at Barry Drive:
    - Providing pedestrian accommodations.
  - US 74 at Realigned Tuckaseegee Road:
    - Installation of a traffic signal.
    - Construction of dual southbound left-turn lanes and dual southbound right-turn lanes.
    - Construction of an eastbound left-turn lane and westbound right-turn lane.
  - Construction of a new alignment of Tuckaseegee Road to City standards with pedestrian and bicycle accommodations.
  - Construction of new Industrial Drive to City standards with pedestrian and bicycle accommodations.
- Prohibits loading areas and associated truck court areas from being located between the proposed buildings and Tuckaseegee Road. Loading docks and the associated truck courts may be located to the sides of the proposed buildings with frontage on I-85 and I-485.
- Identifies possible storm water facility locations and tree save areas.
- Notes employment of specific erosion control measures in concert with increased basin capacity.



- **Existing Zoning and Land Use**



- The site is primarily vacant/undeveloped with the exception of pockets of single family development. The site is bounded by I-85 to the north and I-485 to the west and is generally north of the Charlotte Douglas International Airport.



The subject property is primarily undeveloped with pockets of single family homes.



An undeveloped section along Wilkinson Boulevard to the south.





Interstate 485 is to the west.

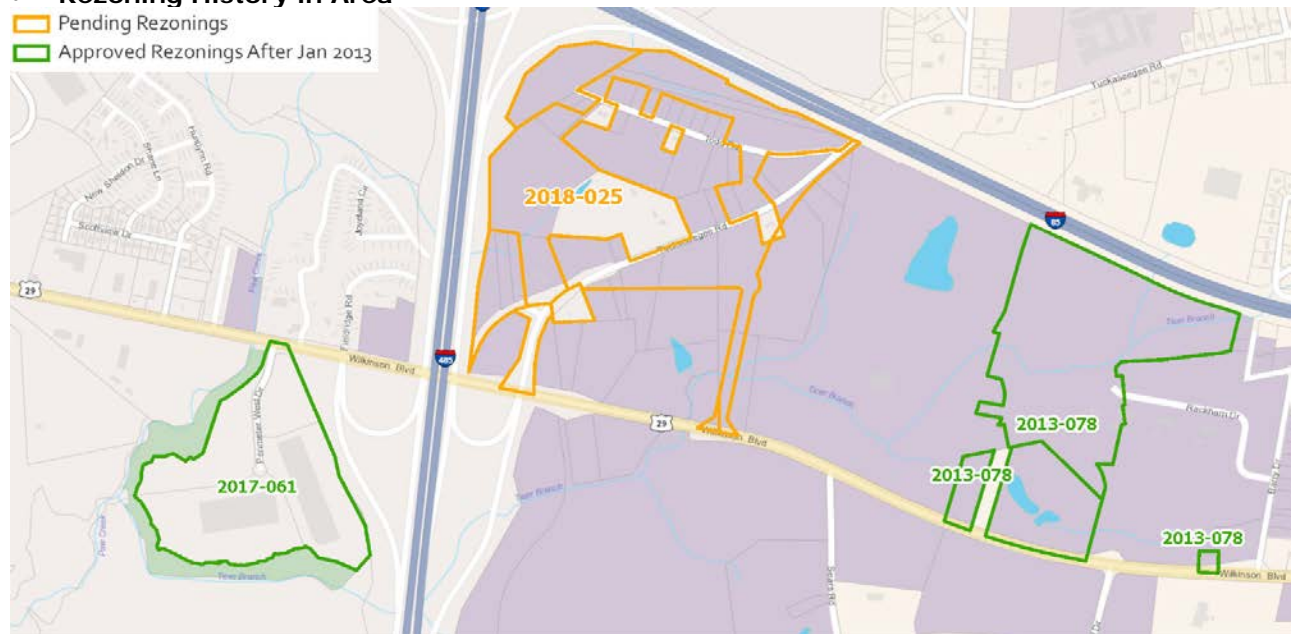


Interstate 85 borders the site to the north.

• **Rezoning History in Area**

Orange outline Pending Rezoning

Green outline Approved Rezoning After Jan 2013



Petition Number	Summary of Petition	Status
2016-049	Rezone approximately 10.22 acres to allow the construction of a truck stop facility which includes a convenience store, attached restaurant drive through service window, and a tire shop.	Approved
2017-061	Rezone approximately 42.11 acres to amend the previously approved site plan in order to eliminate a restriction on the amount of permitted warehouse/distribution space.	Approved
2016-065	Rezone approximately 5.48 acres to allow up to 190 hotel rooms.	Withdrawn
2016-052	Rezone approximately 8.32 acres to allow all uses permitted in the I-1 (light industrial) zoning district.	Approved
2013-078	Rezone approximately 60 acres owned by the Charlotte Douglas International Airport in affiliation with the implementation of the Airport Master Plan, and to allow all uses in the I-2 (general industrial) zoning district.	Approved

## Public Plans and Policies



- The *Southwest District Plan* (1991) recommends office/industrial land uses for this site and surrounding areas, as it sits just north of Charlotte-Douglas International Airport.
- The site lies within the Airport Noise Overlay zoning district, as well as the Lower Lake Wylie Protected Area watershed overlay district.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare. The site plan commits to traffic mitigations identified in the traffic impact study which include the re-alignment of Tuckaseegee Road and building a second road to support the development.
  - See Outstanding Issues, Note 1.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 80 trips per day (based on six single family dwellings).
      - Entitlement: 8,500 trips per day (based on 189 single family dwellings, 780,000 square feet of warehousing and 45,000 square feet of retail uses).
    - Proposed Zoning: 9,110 trips per day (based on 2.56 million square feet of warehouse).

## DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Tuckaseegee Road.

The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Willingness to Serve application has been received and is currently under review. Correspondence will be maintained with the applicant.

- **Engineering and Property Management:**
  - **Arborist:** Project is currently outside the city limits. If the project area is annexed to the City of Charlotte, the following comments apply: Trees cannot be planted in the right-of-way of all existing (E. 21<sup>st</sup> St.) and newly created City of Charlotte maintained streets without authorization from the City Arborist or his designee.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments

submitted.

- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

### **OUTSTANDING ISSUES**

#### Transportation

1. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two feet behind back of sidewalk where feasible.

### **REQUESTED TECHNICAL REVISIONS**

3. Site Development Data indicates proposed 2.4 million square feet of gross floor area, but Note 2.A states 2.56 million square feet. Please confirm correct square footage and note on site plan.
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### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - 
  - Transportation Review

**Planner:** Claire Lyte-Graham (704) 336-3782