

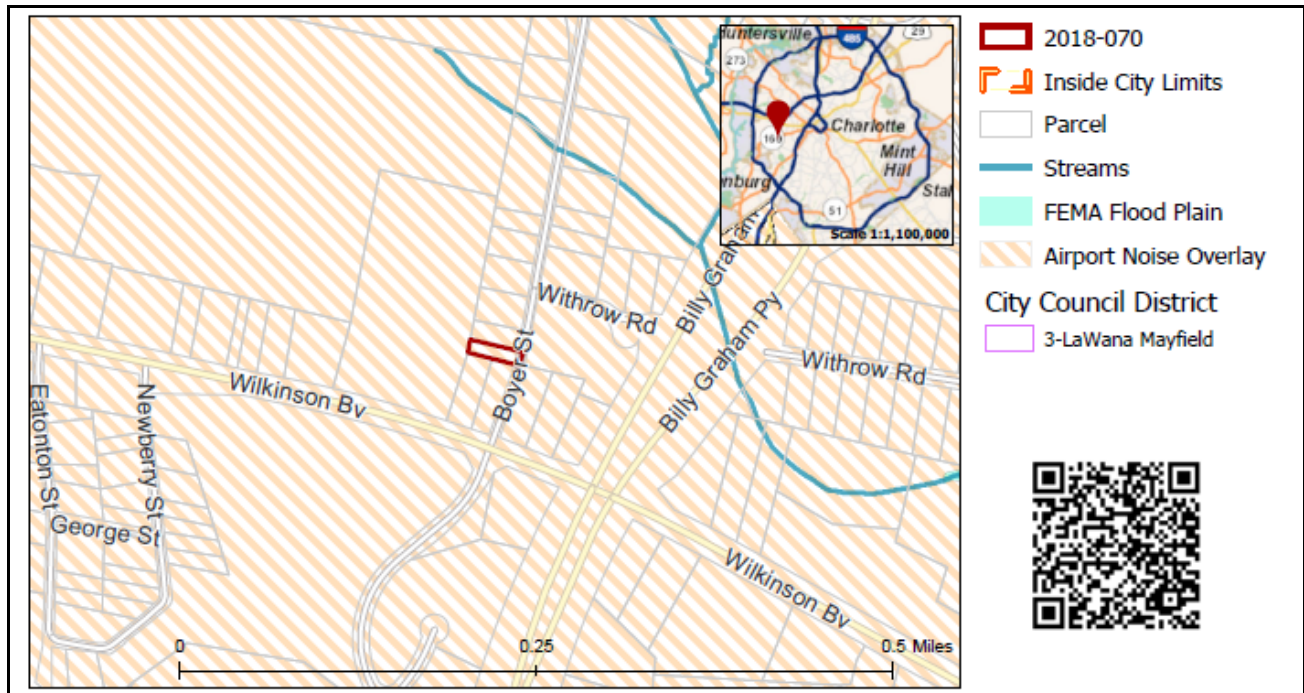
REQUEST

Current Zoning: R-17MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)

LOCATION

Approximately 0.21 acres located on the west side of Boyer Street, north of Wilkinson Boulevard.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the I-2 (general industrial) zoning district on a lot developed with a manufactured home. The rezoning site is located off Wilkinson Boulevard northwest of the Charlotte-Douglas International Airport.

PROPERTY OWNER

Florian and Oltita Balaj

PETITIONER

Florian and Oltita Balaj

AGENT/REPRESENTATIVE

Florian Balaj

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Southwest District Plan*, which recommends office/industrial land uses for this site and the surrounding area, which is located northwest of the Charlotte-Douglas International Airport and in the Airport Noise Overlay.

Rationale for Recommendation

- The adopted Plan recommends office/industrial land uses.
- The rezoning site is generally surrounded by undeveloped land, and warehouse, industrial, and retail land uses on properties located in business, and industrial districts, as well as a few scattered residential units zoned multi-family. The remaining homes in residential zoning do not abut the subject property.

- The site is located northwest of the Charlotte-Douglas International Airport, and within the Airport Noise Overlay and is not suitable for residential uses.
- Uses allowed in the I-2 (general industrial) district, such as warehouse/distribution, manufacturing, and other non-residential uses, are least affected by the airport noise. Residential uses are not permitted in the I-2 (general industrial) district.

PLANNING STAFF REVIEW

• Proposed Request Details

- This is a conventional rezoning petition, with no associated site plan. It applies all the standards, regulations and uses in the I-2 (general industrial) zoning district, which allows for a variety of uses including: wholesaling and industrial areas for manufacturing, offices, retail uses, eating, drinking and entertainment establishments (Type 1), processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad range of specialized industrial operations.
- Examples of specific uses allowed in the I-2 (general industrial) district by right and under prescribed conditions include: assembly or fabrication of previously manufactured parts; automotive service stations; airports; car washes; eating, drinking and entertainment establishments (Type 2); financial institutions; foundries; heliports and helistops; hotels and motels; junkyards; land clearing and inert debris landfills off site (LCID); manufactured housing repair; power generation plants; railroad freight yards, repair shops and marshalling yards; theatres, drive-in motion picture; truck terminals; and warehousing.

• Existing Zoning and Land Use



- The rezoning site is surrounded by vacant parcels, scattered single family homes, retail uses, industrial/office/warehouse uses, and vacant land on properties zoned I-1 (light industrial), I-2 (general industrial), R-17MF (multi-family residential), and B-2 (general business). All of the properties are located within the airport noise overlay.



The subject property is developed with a manufactured home.



Properties to the west include industrial, distributive, and office uses and vacant land.



Properties to the north include vacant land rezoned in 2016 to I-2 (general industrial), additional vacant residential lots acquired by the City of Charlotte, and two remaining single family homes.



The property to the east is developed with a small motel.



Properties to the south include office and residential uses. (The subject property is represented by the red star.)

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-021	Rezoned approximately 2.02 acres to I-2 AIR (general industrial, airport noise overlay) to allow all uses permitted in the I-2.	Approved
2016-006	Rezoned approximately 6.04 acres to I-1 (light industrial, airport noise overlay) to allow all uses permitted in the I-1.	Approved

- **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends office/industrial uses for these parcels as well as the surrounding area, which is located just north of the Charlotte-Douglas International Airport.
- The site is located within the Airport Noise Disclosure Overlay district.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a local street that lacks curb, gutter, planting strip, and sidewalk. CATS' bus routes 2 and 5 travel along Wilkinson Boulevard, with a bus stop pair located approximately 300 feet from the site. During permitting CDOT will work with the petitioner to explore opportunities for streetscape improvements.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family dwelling).
 - Entitlement: 20 trips per day (based on three apartments).
 - Proposed Zoning: 10 trips per day (based on 3,150 square foot 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 existing six-inch and two-inch water distribution mains located along Boyer Street. Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right-of-way of any City maintained street (Boyer Street) without explicit permission of the City Arborist's office. Tree species must be approved by the City Arborist's office prior to tree planting.

- **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site must comply with the Tree Ordinance.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- 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
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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