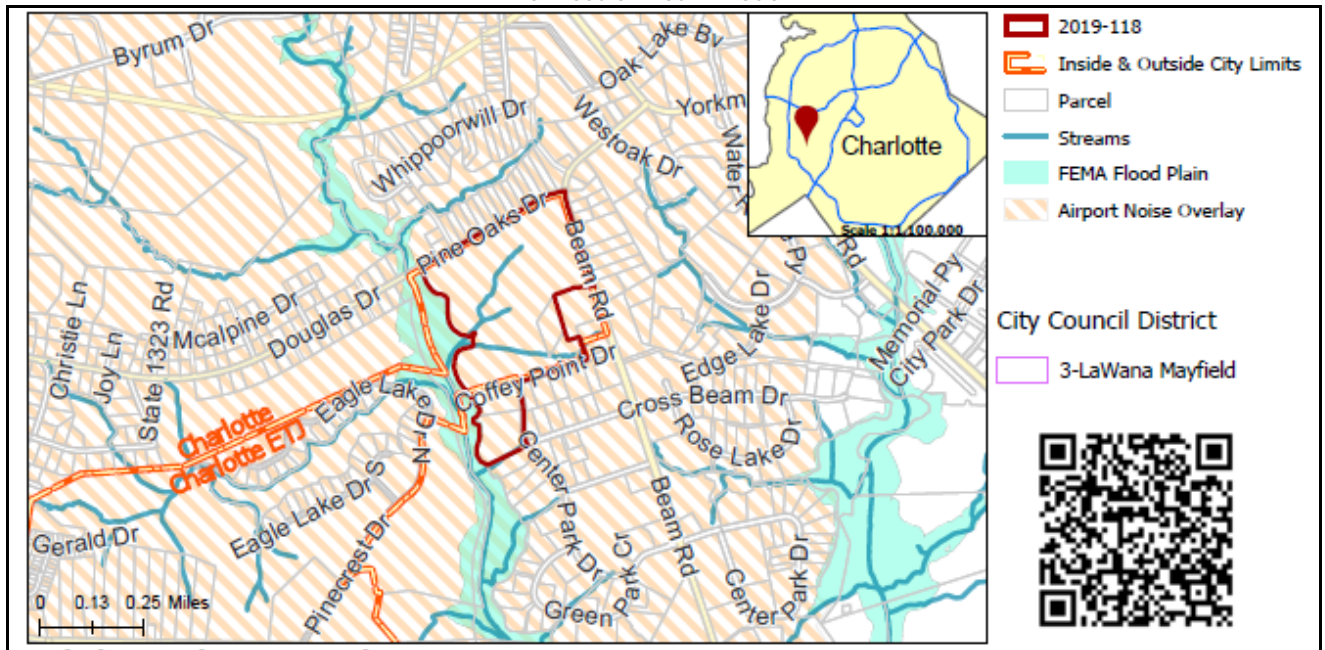


REQUEST

Current Zoning: B-D(CD) AIR (distributive business, conditional, airport noise overlay)
Proposed Zoning: I-1 AIR (light industrial, airport noise overlay)

LOCATION

Approximately 90.47 acres located on the south side of Pine Oaks Drive west of Beam Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the I-1 (light industrial) district for the development of a vacant parcel in southwest Charlotte.

PROPERTY OWNER

Waters Constructions Co Inc.

PETITIONER

Beacon Development Company, Tim Robertson

AGENT/REPRESENTATIVE

Beacon Development Company, Tim Roberston

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* office/industrial land uses recommended for this site.

Rationale for Recommendation

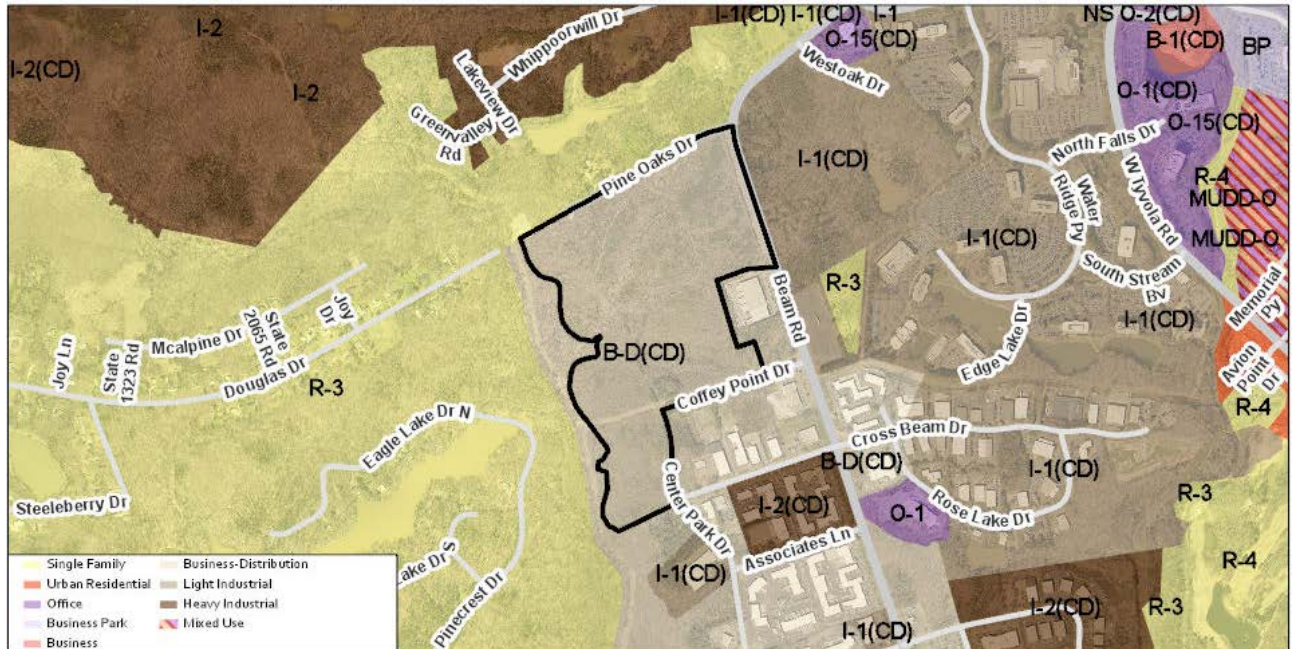
- The adopted land use supports industrial uses at this location, which is within an industrial activity center just south of Charlotte-Douglas International Airport.
- The site is an undeveloped element of a business park, already zoned for some industrial type uses, and surrounded by similar light industrial development.
- The site is separated from nearby single family residential by a creek on county-owned land intended for a future greenway, which will provide an appropriate separation.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations, and uses in the I-1 zoning district.

- **Existing Zoning and Land Use**



- The subject property is undeveloped vacant land. The adjacent land uses include other vacant properties, single family residential, and industrial uses.



- The subject property is undeveloped wooded land.



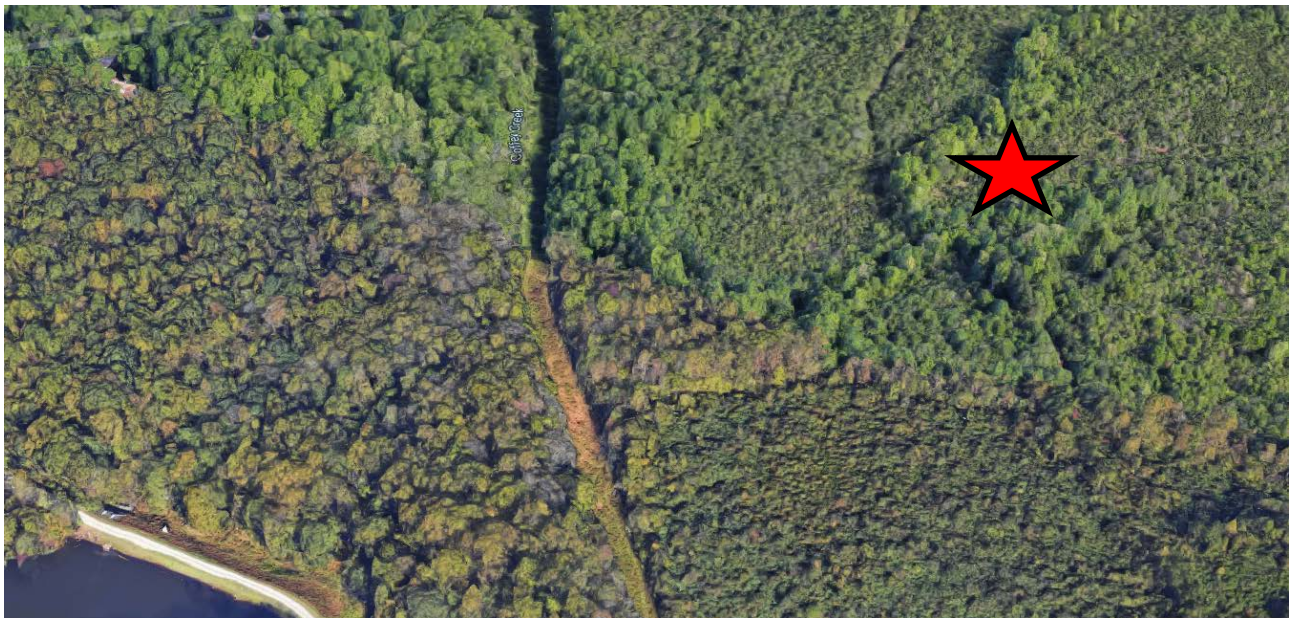
The properties to the north are developed with single family homes.



The properties to the east are undeveloped wooded land and an industrial use. The subject property is marked with a red star.

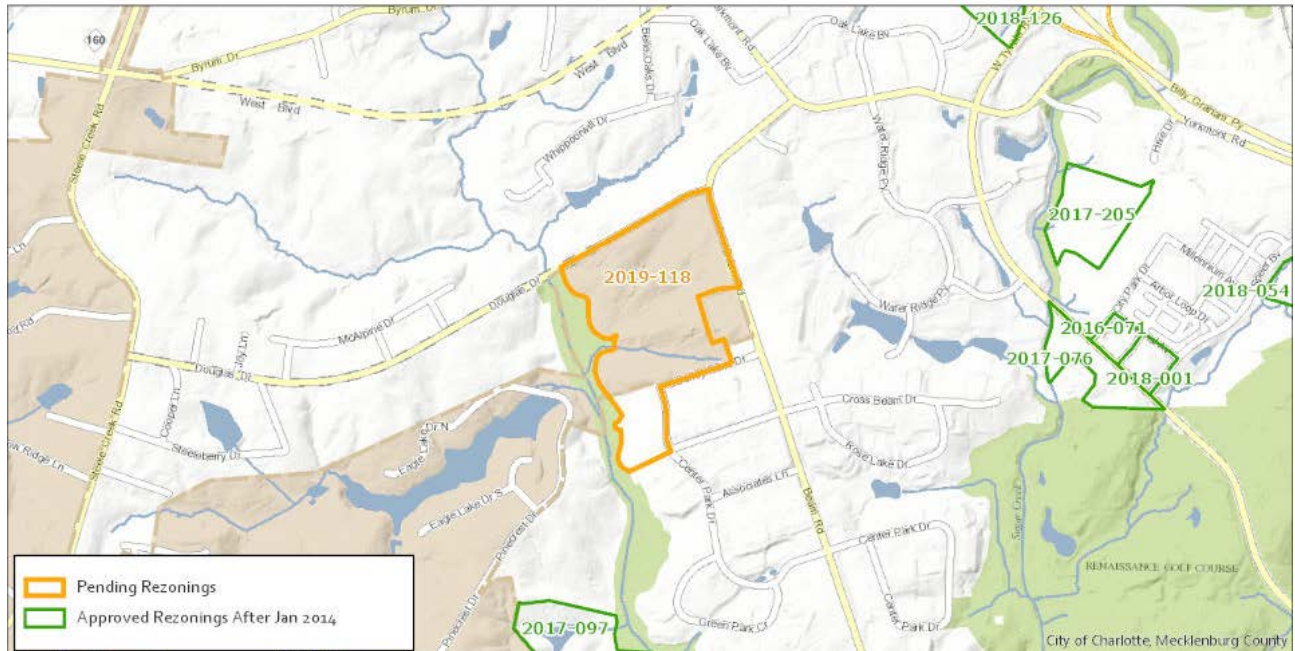


The properties to the south are developed with industrial uses.



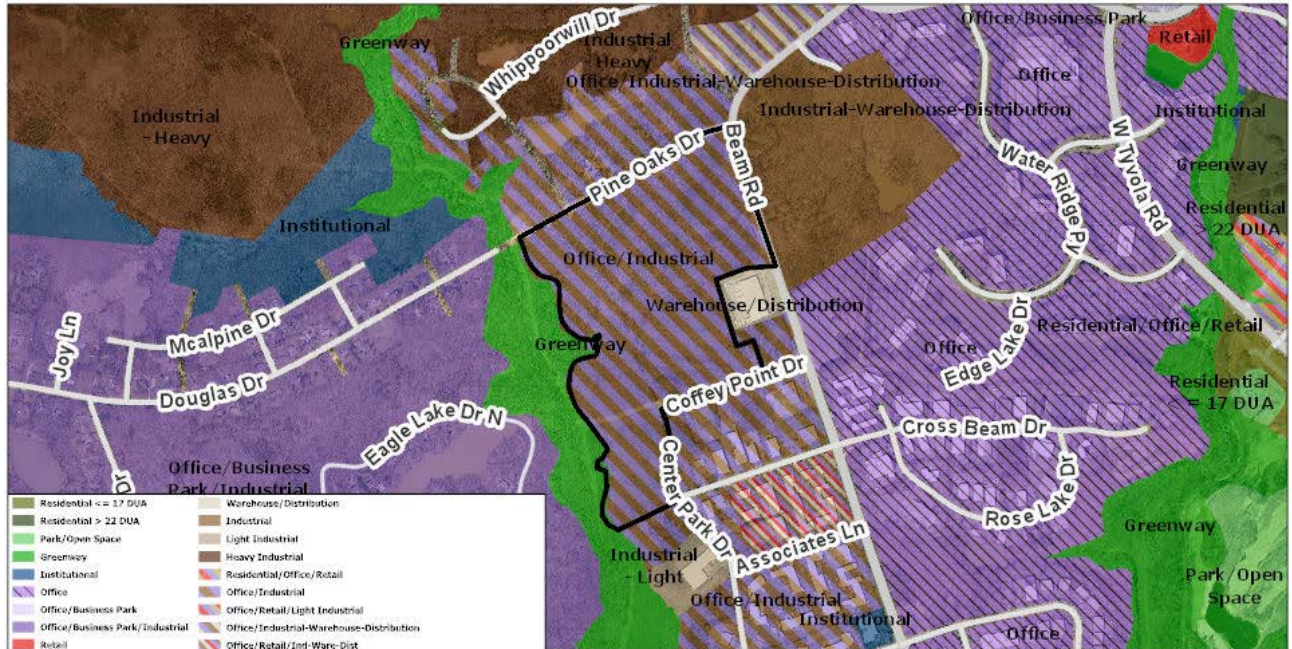
The property to the west is vacant wooded land. The subject property is marked with a red star.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-071	The petition rezoned site to MUDD-O SPA (mixed use development, optional, site plan amendment) to revise the previously approved site plan allow up to 20,000 square feet of commercial uses on a vacant site located within the City Park development.	Approved
2017-076	The petition rezoned site to UR-2(CD) (urban residential, conditional) to allow a multi-family residential development.	Approved
2017-205	The petition rezoned site to MUDD-O SPA to modify a previously approved site plan to allow a townhouse project.	Approved
2018-001	The petition rezoned site to MUDD-O SPA to revise the previously approved site plan to allow up to 12,000 square feet of commercial uses.	Approved
2018-054	The petition rezoned site to UR-2(CD) to allow 80 townhouse units.	Approved

- **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends office and industrial uses for this site and surrounding area.
- The site is located within the Shopton Road Industrial Activity Center, per the *Centers, Corridors and Wedges Growth Framework*.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is at the intersection of two minor thoroughfares that currently lack curb, gutter, and sidewalk. CDOT will work with the petitioner during permitting to determine the location of public streets to serve the proposed development. CDOT will also coordinate with the petitioner to implement curb, gutter, planting strip, and sidewalk on Beam Road, Pine Oaks Drive and as well as any required new streets that serve the development.
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 3,460 trips per day (based on 678,500 SF warehouse and 226,220 SF office).
 - Proposed Zoning: 1,480 trips per day (based on 904,700 SF warehouse).

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
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No comments submitted.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.

- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967