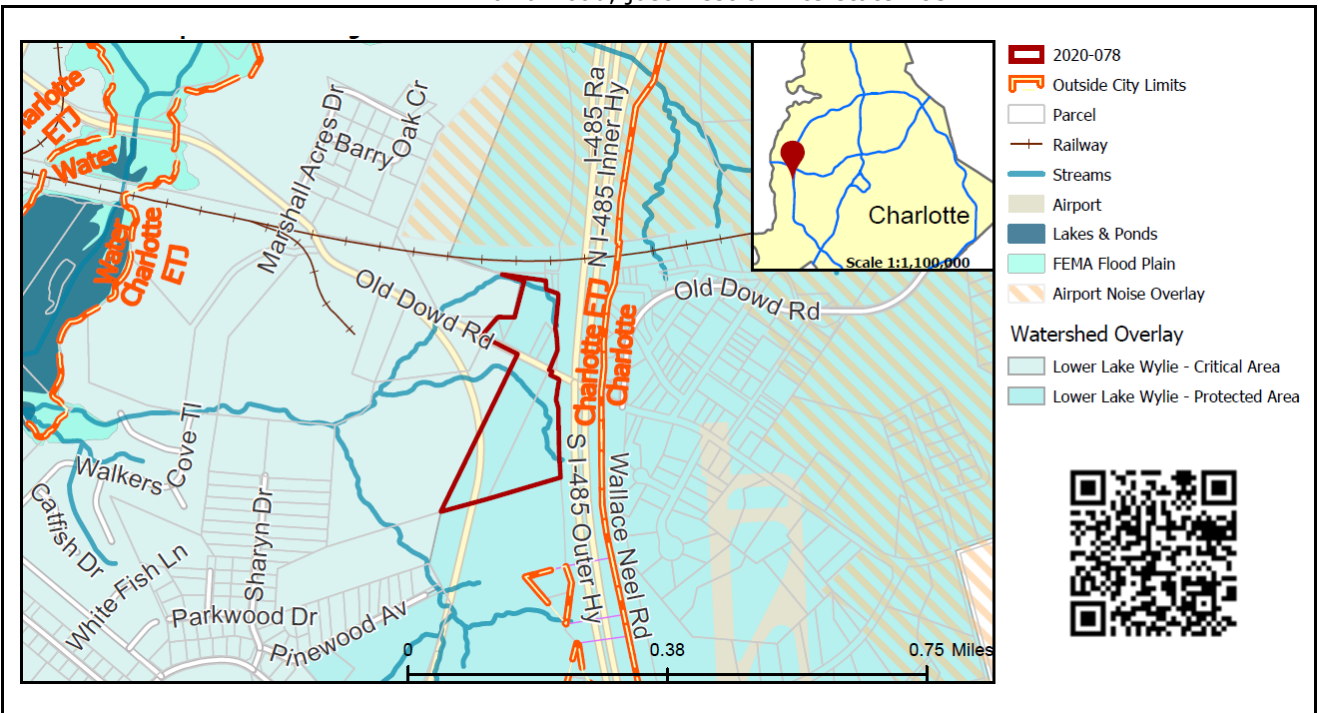


## REQUEST

Current Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area), R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)  
Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area)

## LOCATION

Approximately 19.5 acres located to the north and south of Old Dowd Road, just west of Interstate 485.



## SUMMARY OF PETITION

The petition proposes to allow all uses in the I-2 zoning district.

## PROPERTY OWNER

City of Charlotte

## PETITIONER

Stuart Hair, Charlotte Douglas International Airport

## AGENT/REPRESENTATIVE

Stuart Hair, Charlotte Douglas International Airport

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the Dixie Berryhill Strategic Plan's (2003) recommendation for a mix of office, retail, light industrial uses on the site.

### Rationale for Recommendation

- The site is adjacent to property zoned I-2(CD) to the west and I-1 to the east on the other side of Interstate 485.
- While there is property zoned R-3 and R-MH to the north and south of the site, there is no current residential use on those properties. The future land use plan calls for a mix of office, retail, and light industrial on the adjacent parcels with residential zoning.

- The rezoning would support the growth of the airport, one of the largest economic engines of the city and region.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from office, retail, light industrial uses to industrial use for the site.

## PLANNING STAFF REVIEW

### • Background

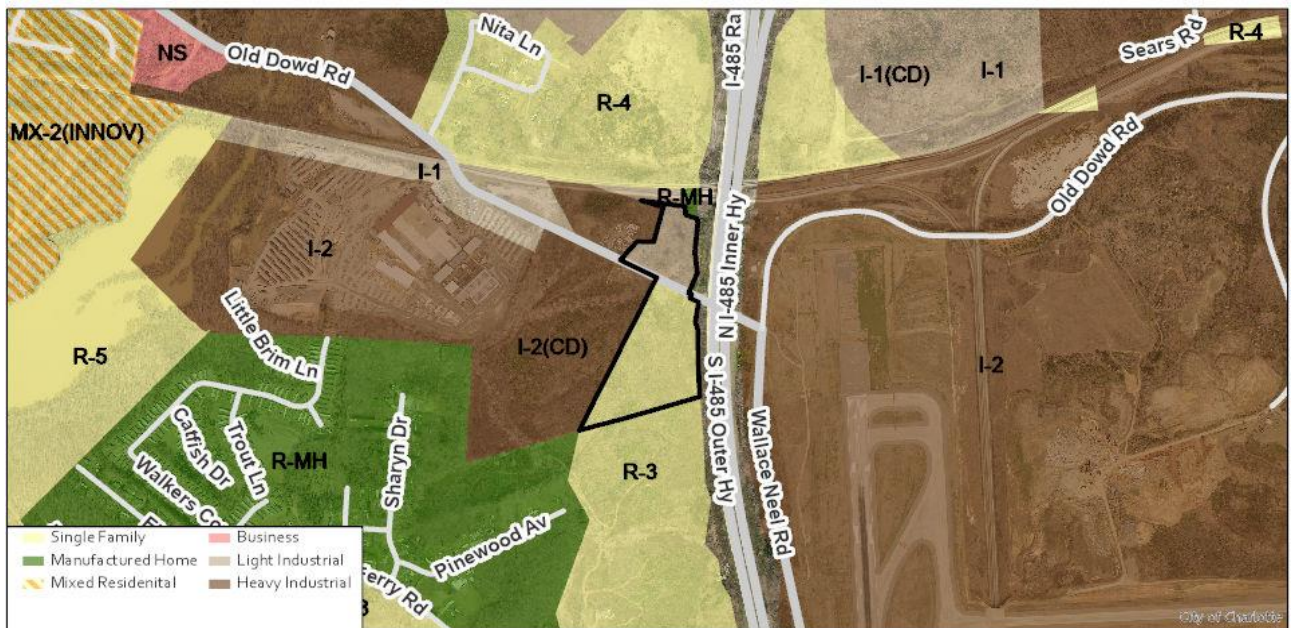
- The City's Aviation Department requests this rezoning to accommodate property transaction required to complete the North End Around Taxiway Project.

### • Proposed Request Details

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

- The proposal would allow all uses in the I-2 zoning district.

### • Existing Zoning and Land Use



The site is currently vacant and is surrounded mostly by vacant land, some of which is zoned industrial and some zoned residential.

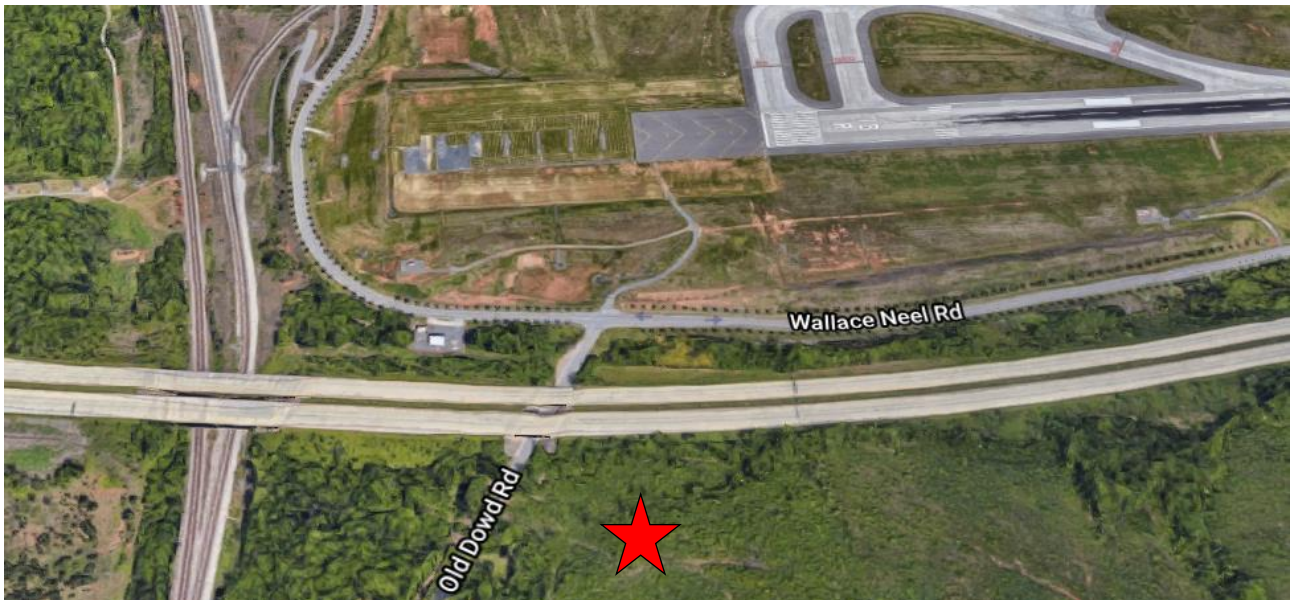


The site, denoted by stars and located on both the north and south sides of Old Dowd Rd, is vacant land.





The properties to the north are railroad right-of-way and vacant land.



The properties to the east of the site are developed with Interstate 485 and Charlotte Douglas International Airport. The site is denoted by a red star.



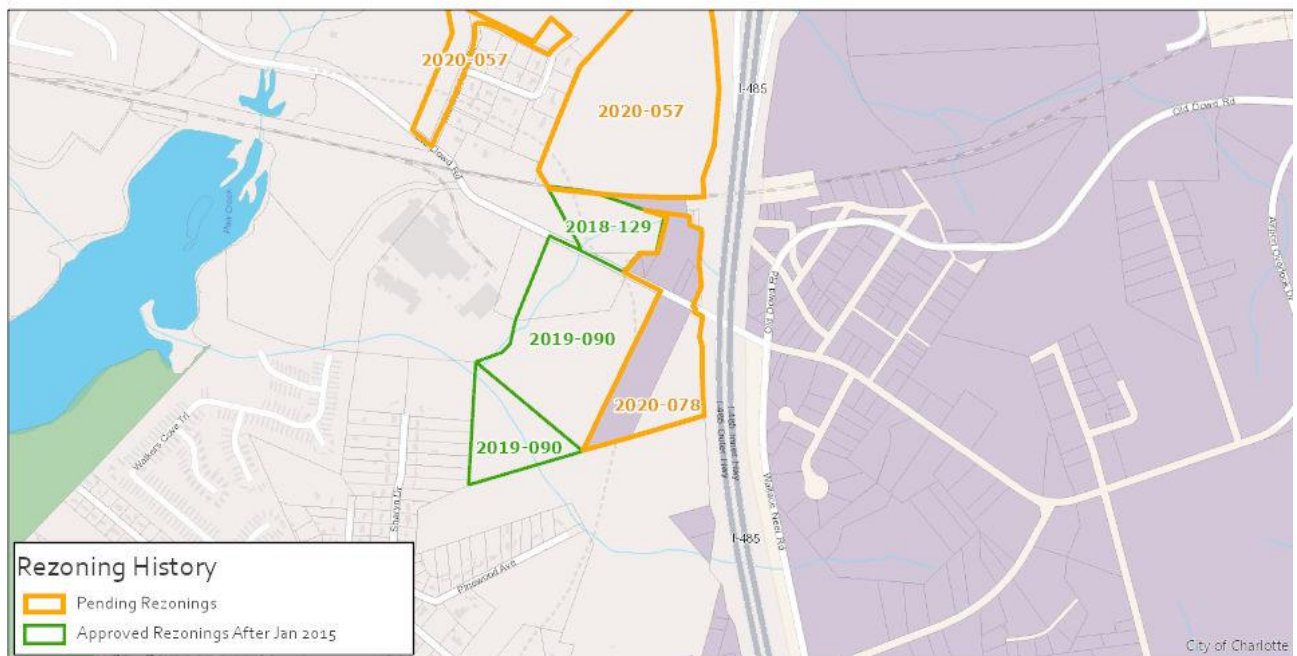
The property to the south of the site is vacant. There are some single family residences in the vicinity of the site, which is denoted by a red star.





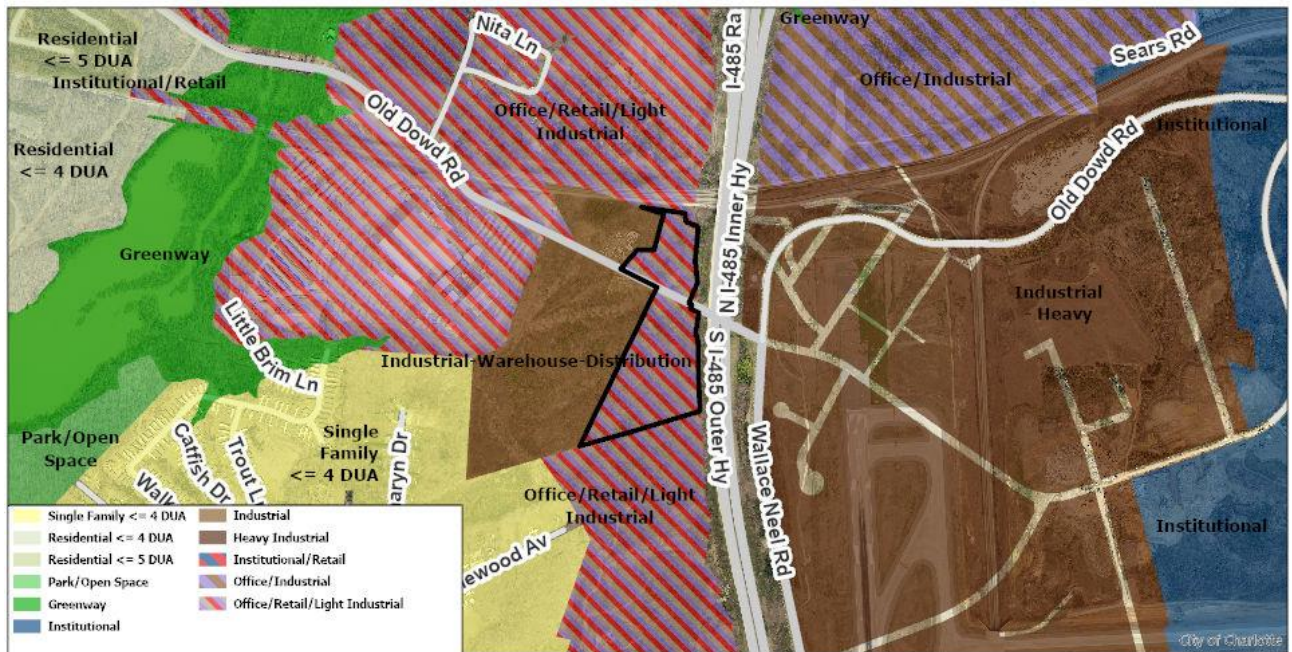
The property to the west is vacant land.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-057	The petition proposes to rezone vacant property to I-2(CD) LLWPA LLWCA AIR (general industrial, conditional, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay) to allow up to 600,000 square feet of industrial uses.	Pending
2019-090	The petition rezoned the property to I-2(CD) LLWCA (general industrial, conditional, Lower Lake Wylie watershed overlay, critical area) with five-year vested rights to allow a contractor office with accessory storage and other limited industrial uses including a truck terminal.	Approved
2018-129	The petition rezoned the property to I-2(CD) LLWCA to permit a concrete manufacturing facility.	Approved

- **Public Plans and Policies**



- The Dixie Berryhill Strategic Plan (2003) calls for a mix of office, retail, light industrial uses on the site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare road. CDOT is coordinating with the petitioner to reserve future right-of-way for the Old Dowd Road Realignment and Dixie River Road Relocation Comprehensive Transportation Plan (CTP) major thoroughfares.
- **Active Projects:**
  - Old Dowd Road Realignment/Grade Separation (TIP #P-5602JA)
    - Feasibility study about realigning and grade-separating Old Dowd Road as it crosses the Norfolk-Southern Railroad tracks
    - Schedule/Phasing N/A
    - NCDOT project
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 600 trips per day (based on 13.35 acres of R-3 and 6.51 acres of I-1).
  - Proposed Zoning: 510 trips per day (based on 19.5 acres of I-2).

**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:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967