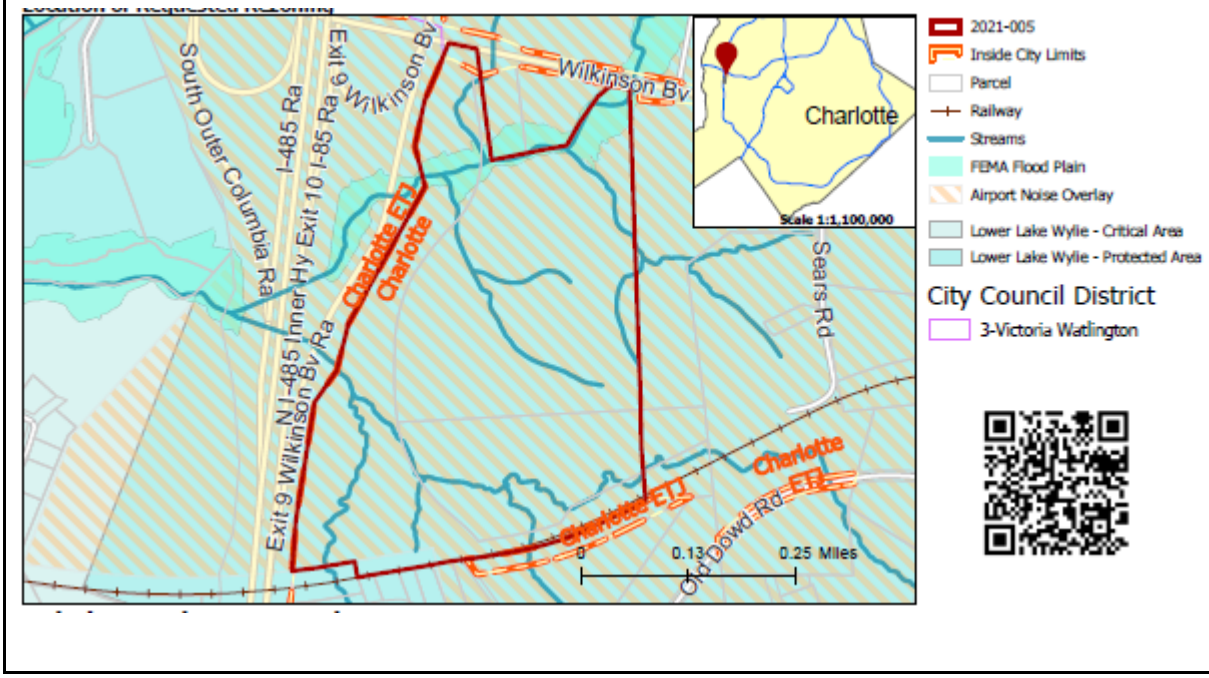
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-005
Final Staff Analysis
April 19, 2021

REQUEST	Current Zoning: R-4 LLWPA AIR (single family residential, Lower Lake Wylie protected area, airport noise overlay), I-1(CD) LLWPA AIR (light industrial, conditional, Lower Lake Wylie protected area, airport noise overlay), and I-1 LLWPA AIR (light industrial, Lower Lake Wylie protected area, airport noise overlay) Proposed Zoning: I-2 LLWPA AIR (general industrial, Lower Lake Wylie protected area, airport noise overlay)
LOCATION	Approximately 108.67 acres located on the south side of Wilkinson Boulevard, east of Interstate 485, and west of Billy Graham Parkway



SUMMARY OF PETITION	The petition proposes to rezone a vacant parcel in west Charlotte to allow all uses permitted within the I-2 zoning district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	City of Charlotte - Aviation City of Charlotte Aviation Department City of Charlotte, Stuart Hair
COMMUNITY MEETING	Meeting is not required.

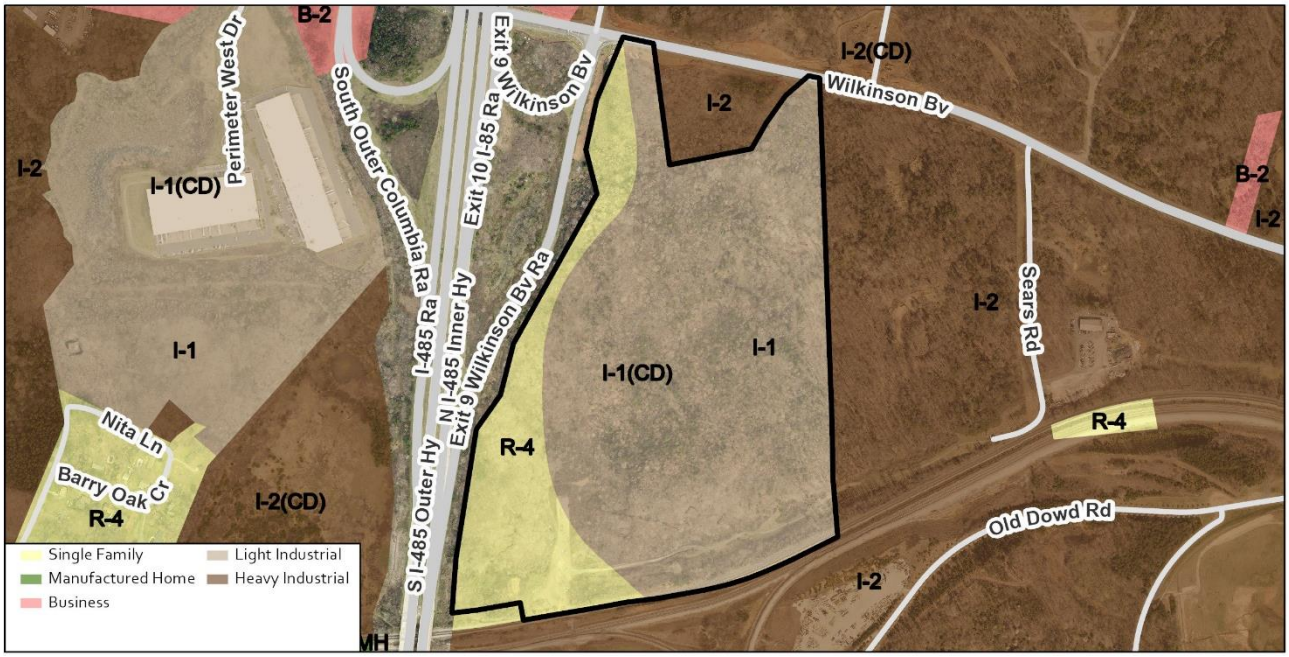
STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the office/industrial land uses recommended for this site as per the *Southwest District Plan* (adopted 1991). Rationale for Recommendation • The proposed rezoning to industrial is consistent with the adopted land use for the site and the surrounding area.

- The adjacent parcels are all zoned for industrial uses and the site is within the Airport Noise Overlay which is compatible with industrial zoning.
- The site is just north of Charlotte-Douglas International Airport, under the flight path to Runway 18R/36L.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



A portion of the site was rezoned to I-1(CD) under petition 1986-046(C) in 1986. The surrounding land uses include vacant industrial zoned property and the Charlotte Douglas International Airport.



The subject property is located north of Old Dowd Road and is undeveloped wooded land. The site is marked with a red star.



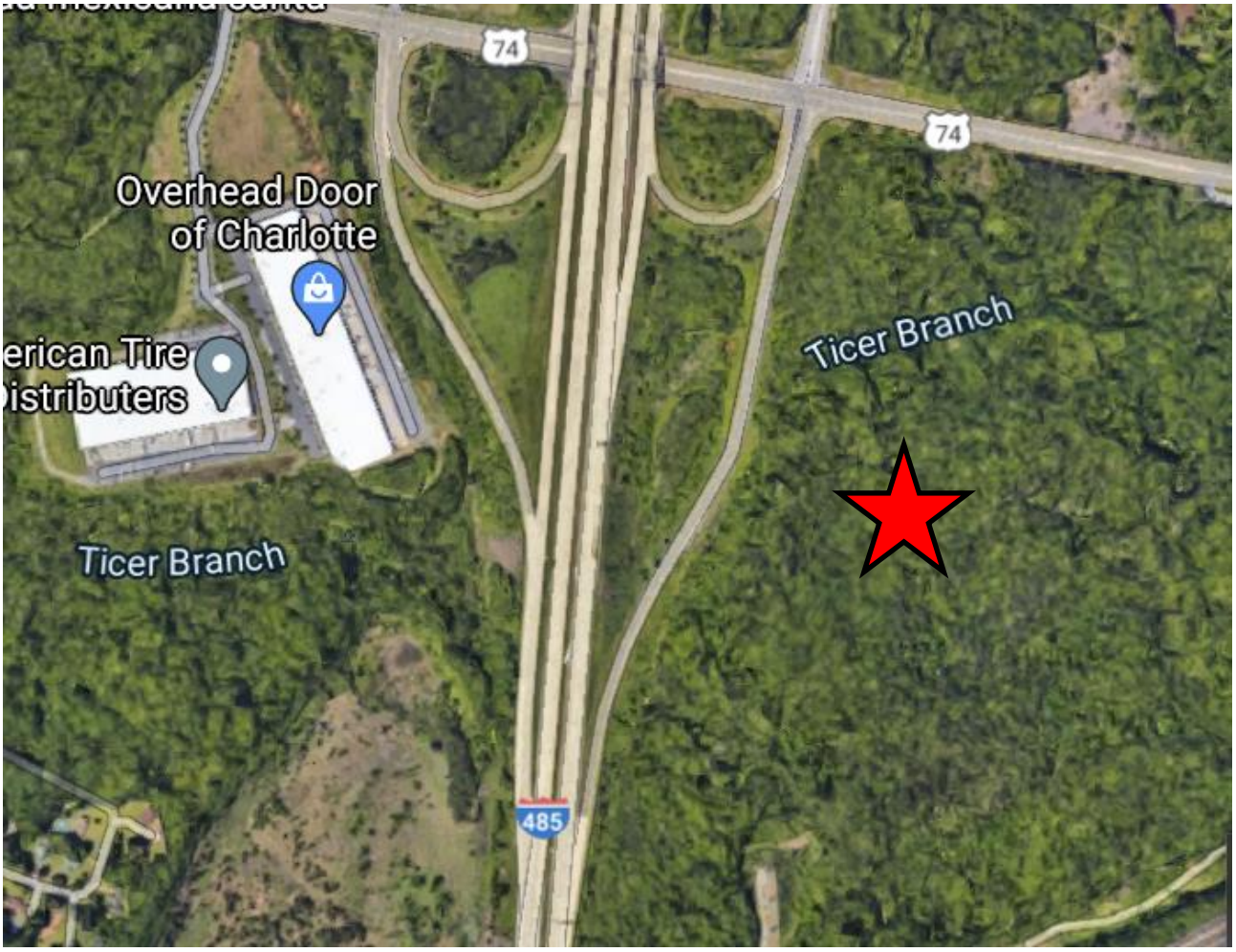
The properties to the north are undeveloped industrial zoned property.



The property to the south is the Charlotte Douglas International Airport.

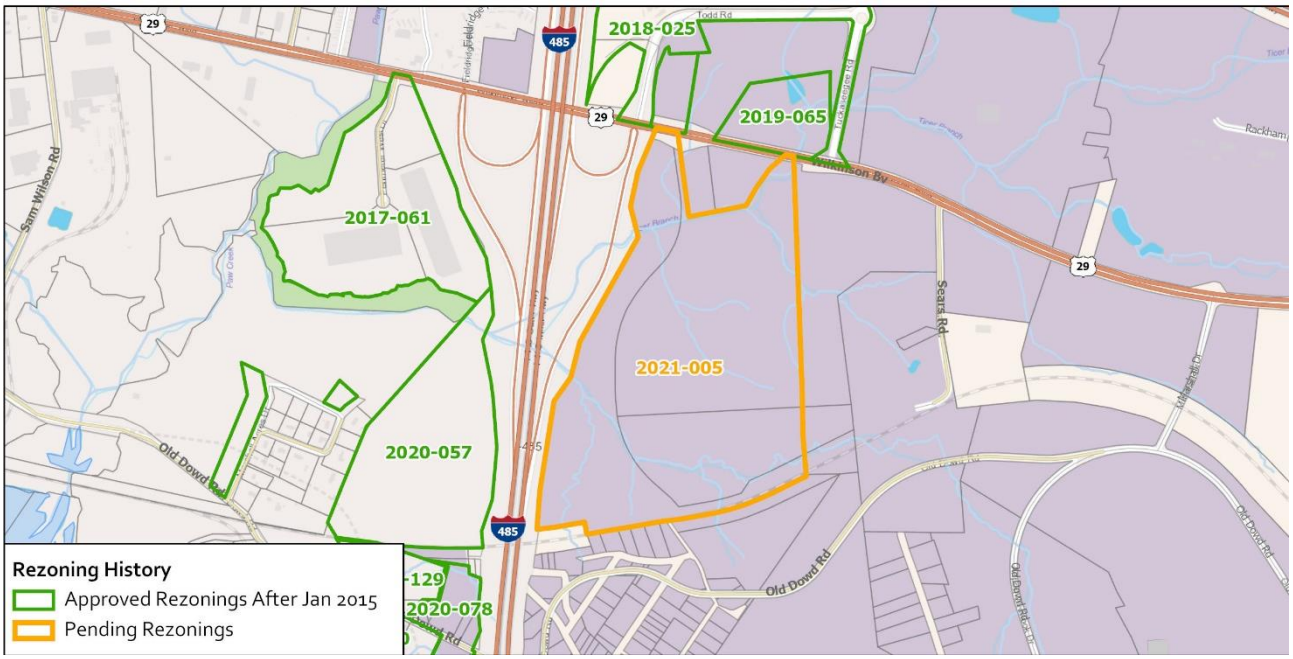


The property to the east is undeveloped industrial zoned land.



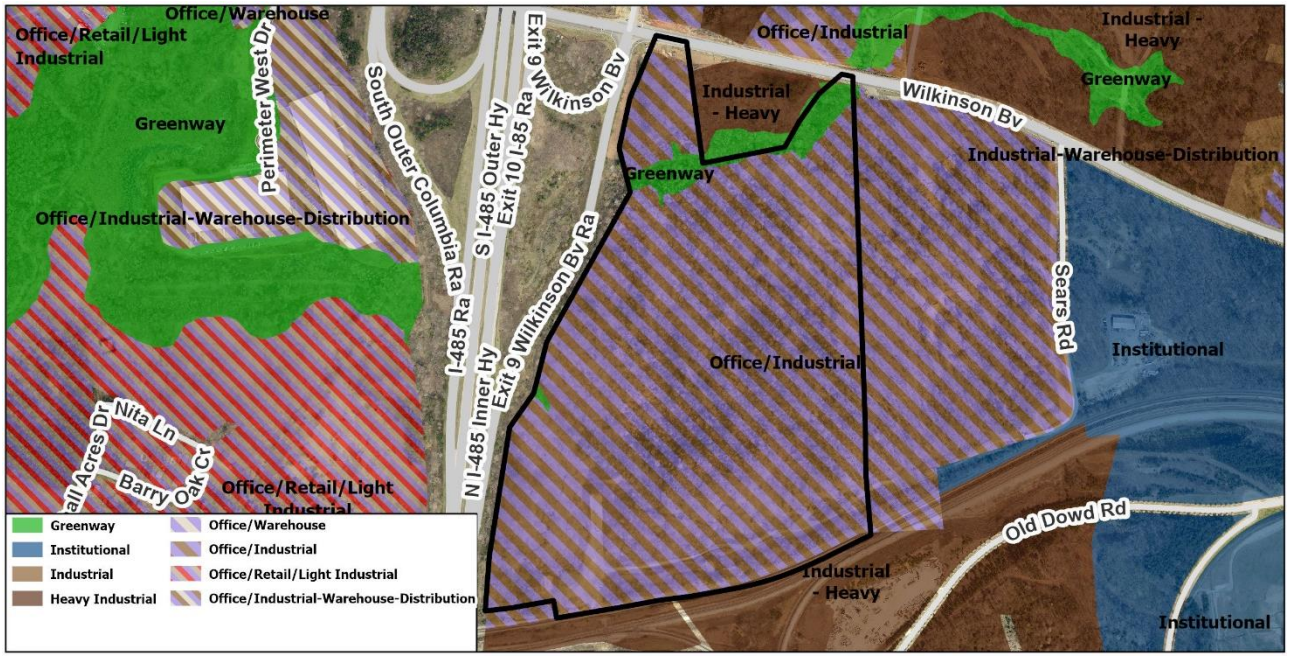
The land to the west of the site consists of I-485 then industrial development. The subject property is marked with a red star.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-061	The petition rezoned property to I-1(CD) SPA LLWPA (light industrial, conditional, site plan amendment, Lower Lake Wylie Protected Area) to amend the previously approved site plan in order to eliminate a restriction on the amount of permitted warehouse/distribution space.	Approved
2018-025	The petition rezoned property to I-2 (CD) AIR LLWPA (general industrial, conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area) to allow all permitted uses within the I-2 zoning district.	Approved
2018-129	The petition rezoned property to I-2(CD) LLWCA (general industrial, conditional, Lower Lake Wylie Critical Area) to allow a concrete manufacturing facility on land currently used as truck parking and repair	Approved
2019-065	The petition rezoned property to I-2 AIR LLWPA to allow all uses permitted in the I-2 zoning district.	Approved
2020-057	The petition rezoned 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 600,000 square feet of industrial uses.	Approved
2020-078	The petition rezoned property to I-2 LLWPA to allow all uses in the I-2 zoning district.	Approved

- **Public Plans and Policies**



- The *Southwest District Plan* (adopted 1991) recommends office/industrial land uses for this site.

- **TRANSPORTATION SUMMARY**
  - The site is located on Wilkinson Boulevard, a State-maintained major thoroughfare, outside the limits of Route 4. Additionally, this site is located within the Airport Industrial Activity Center and inside the limits of the Westside Strategy Plan Study Area and the I-485 Interchange Analysis
- **Active Projects:**
  - LYNX Silver Line
    - Proposed 26-mile light rail project from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, with a potential extension into Union County.
    - Currently in Planning phase
- **Transportation Considerations**
  - No outstanding issues.

- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 0 trips per day (based on vacant land).
  Entitlement: 2,695 trips per day (based on 702,000 SF warehouse and 153 Dwellings).
  Proposed Zoning: 2,625 trips per day (based on 1,630,050 SF warehouse based on I-2 acreage).

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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Sears Road.

  Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 12-inch gravity sewer main located along the center of the rezoning boundary. No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at www.rezoning.org
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967