

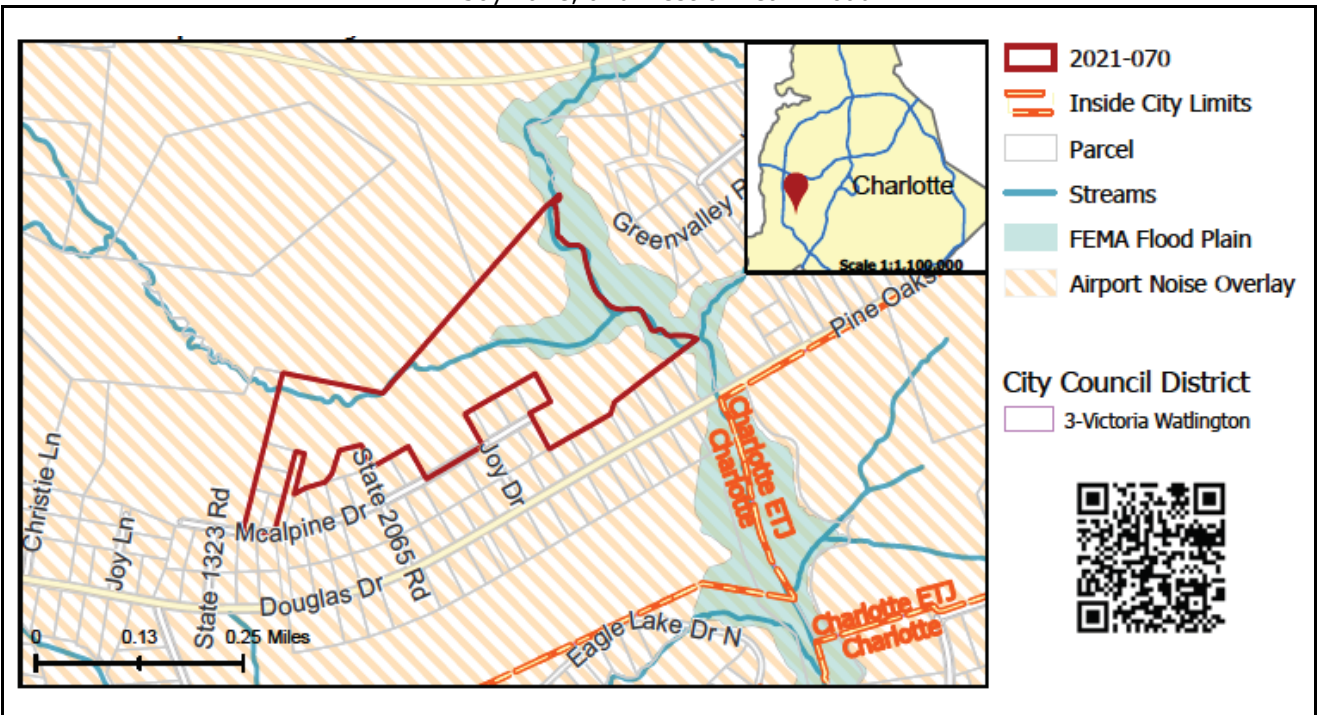
REQUEST

Current Zoning: R-3 AIR (Single Family Residential, Airport Noise Overlay)

Proposed Zoning: I-2 AIR (General Industrial, Airport Noise Overlay)

LOCATION

Approximately 44.61 acres located north of Mcalpine Drive, east of Joy Lane, and west of Beam Road.



SUMMARY OF PETITION

The petition proposes to rezone vacant, wooded acreage in the Shopton Road industrial activity center for industrial uses.

PROPERTY OWNER

City of Charlotte

PETITIONER

Stuart Hair

AGENT/REPRESENTATIVE

Stuart Hair

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the institutional land use recommendation for most of this site, as per the *Southwest District Plan*, and **consistent** with the remaining portion recommended for office/business park/industrial land uses as per the *Westside Strategic Plan*.

Rationale for Recommendation

- The petition is inconsistent with the institutional land use recommendation. However, that land use recommendation reflects city ownership of the property.
- The contiguous properties to the north and west are zoned I-2.

- The site is located with the Airport Noise Overlay and is within one mile of Charlotte Douglas International Airport.
- The site is located within an area that has experienced recent growth in industrial uses.
- Future development of this site would require adequate buffers against residential uses and zoning in accordance with city ordinance standards.

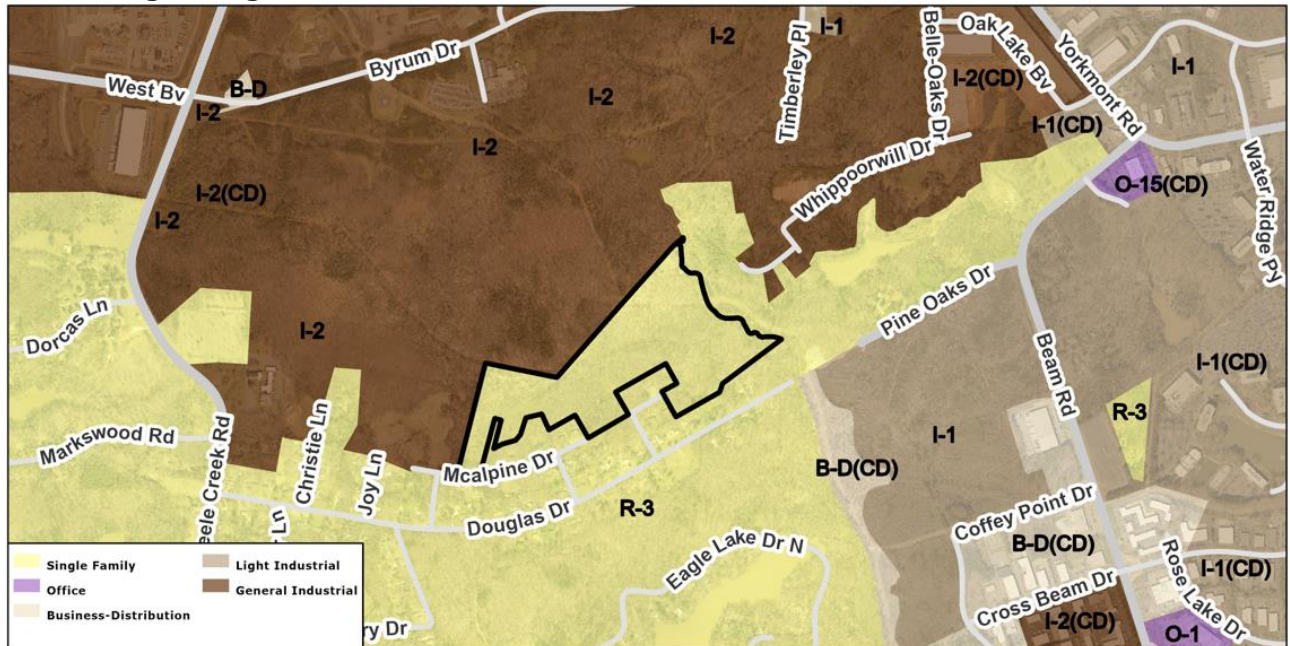
The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from Institutional use to Industrial use for the site.

PLANNING STAFF REVIEW

• Proposed Request Details

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

• Existing Zoning and Land Use



The majority of the surrounding property is vacant, wooded land, but is bordered to the south by single family residential uses.



Undeveloped forest land is to the north, east, and west of the site. The site is marked by a red star.

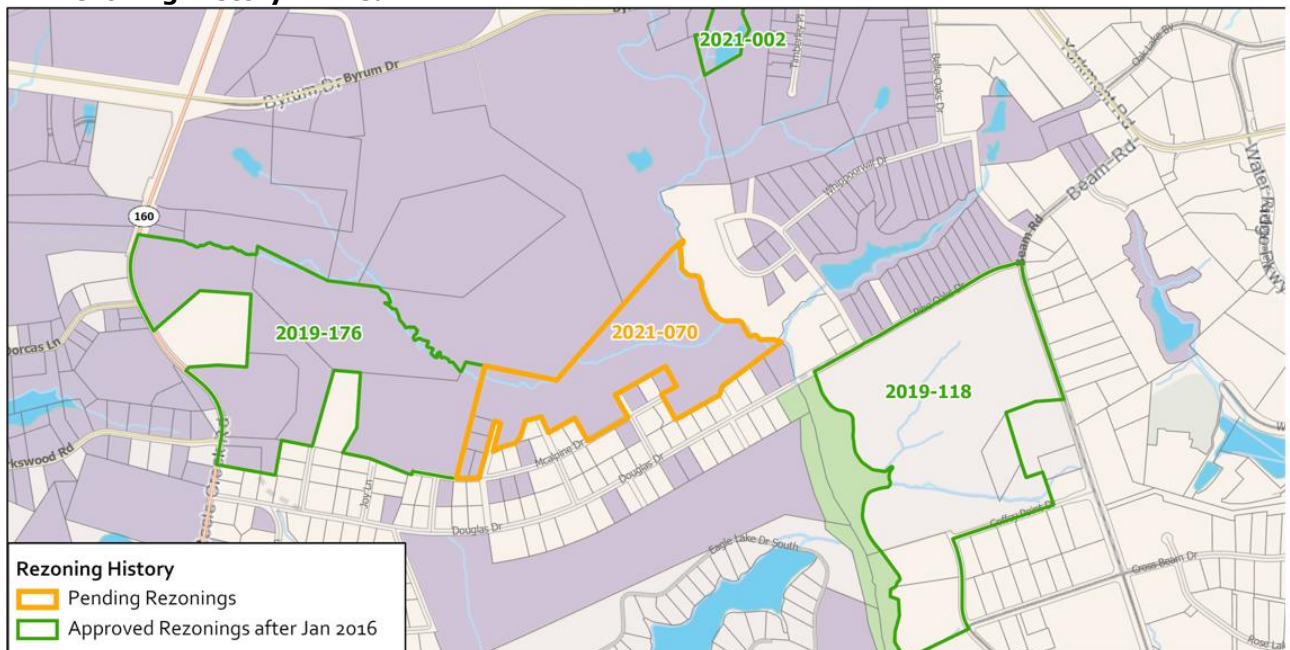


View of the site looking north from Joy Drive.



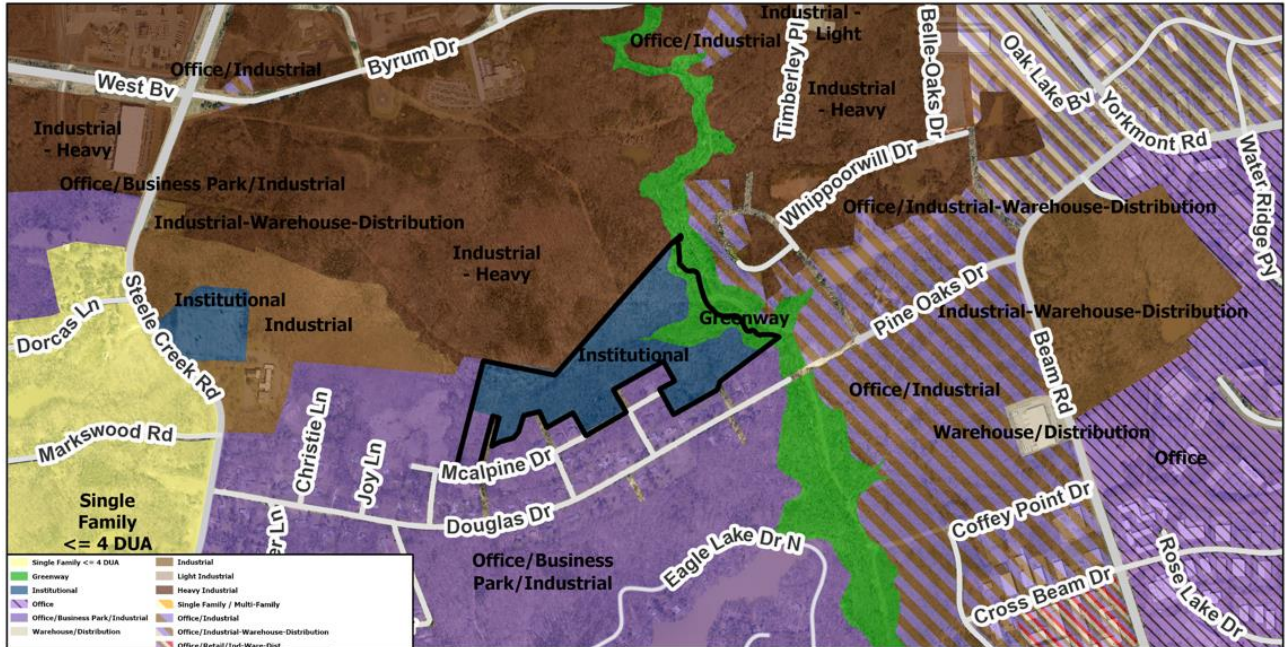
The properties to the south of the site along McAlpine Drive are developed with single family residential uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-002	The petition rezoned 4.98 acres to I-2 to allow for the development of general industrial uses.	Approved
2019-176	The petition rezoned 78.68 acres to I-2 to allow for the development of general industrial uses.	Approved
2019-118	The petition rezoned 90.47 acres to I-1 to allow for the development of light industrial uses.	Approved

- **Public Plans and Policies**



- The *Southwest District Plan* (adopted 1991) recommends institutional uses for the majority of this site as it is owned by the City, and the portion of the site within the FEMA Floodplain is recommended for Greenway use; a small portion of the site is recommended for Office/Business Park/ Industrial uses by the *Westside Strategic Plan* (adopted 2000).
- **TRANSPORTATION SUMMARY**
 - The site is located on a local road (Mcalpine Drive). A Traffic Impact Study (TIS) is not needed for this site. This site is within the vicinity of the Western Parkway project, which is on the draft 2050 Metropolitan Plan (MTP) as a new alignment from Gaston County to Billy Graham Parkway. The Western Parkway project is to be built on portions of Douglas Drive and Pine Oaks Drive, a road network nearby this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
 - **Active Projects:**
 - There are no active City projects within the immediate vicinity.
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,355 trips per day (based on 133 single family dwellings).
 - Proposed Zoning: 1,105 trips per day (based on 669,210 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:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at www.rezoning.org
 - **City Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** No comments submitted.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org





Planner: Joe Mangum (704) 353-1908







Goals Relevant to Rezoning Determinations

Petition 2021-070

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	N/A
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	<p>N/A</p>
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>✓</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>✓</p>