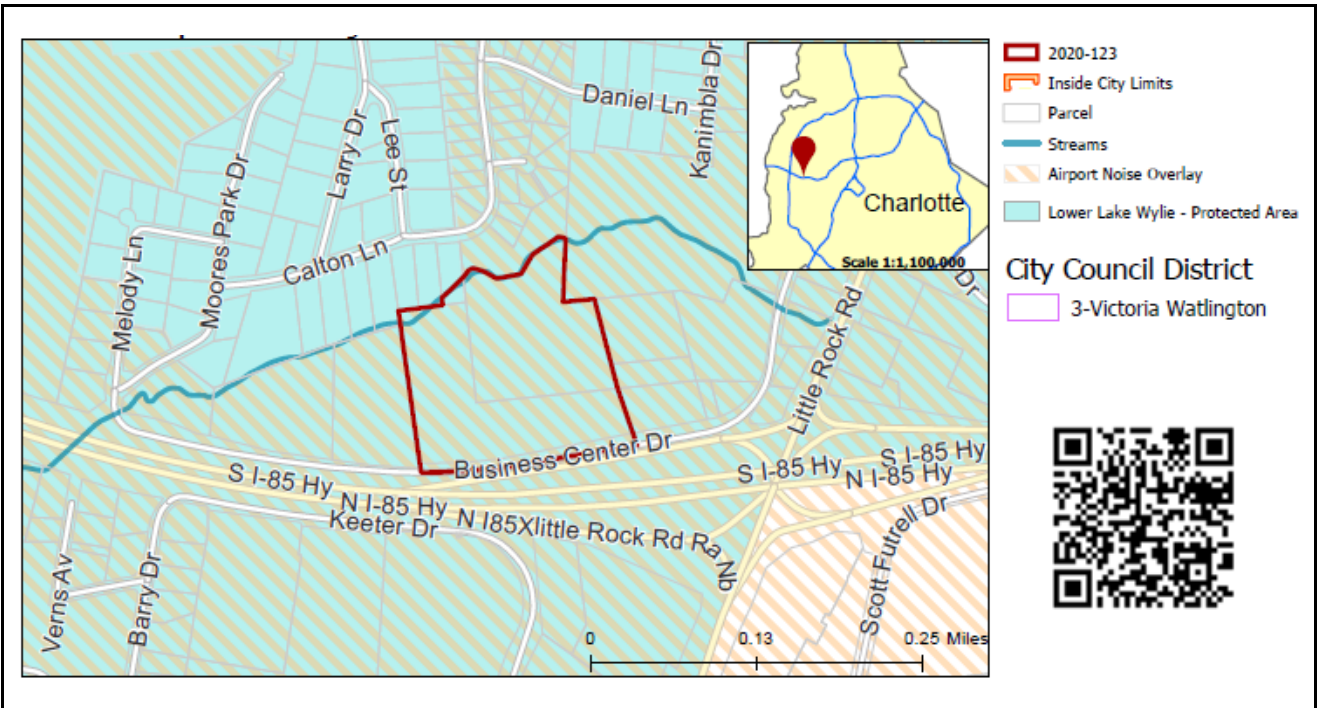


**REQUEST**

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)  
Proposed Zoning: I-1(CD) AIR LLWPA (light industrial, airport overlay, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 13.22 acres located on the north side of Business Center Drive and Interstate 85 and west of Little Rock Road.



**SUMMARY OF PETITION**

The petition proposes to rezone a vacant site to accommodate a maximum 175,000 square foot building that could be devoted to office, warehouse, distribution, outdoor storage, and other light industrial uses.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Park'N Go of Charlotte-2 LLC  
Collett Properties, Inc.  
John Carmichael

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, and technical revisions related to environment, and site and building design.

Plan Consistency

The petition is **inconsistent** with the retail and single family up to four dwelling units per acre land use recommendation for this site as per the *Northwest District Plan*.

Rationale for Recommendation

- The site is along a frontage road to Interstate 85 and Little Rock Road at the entrance to Charlotte Douglas International Airport, where a number of airport supporting uses such as hotels as well as park and ride lots are located.
- The proposed site plan includes a Class A buffer (a minimum of 75' with a berm) to provide transition between the proposed industrial uses and the adjacent existing single-family neighborhood.
- The site may not best suited for residential uses within the Airport Noise Overlay Zoning District.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from retail and single-family land uses to industrial uses for the site.

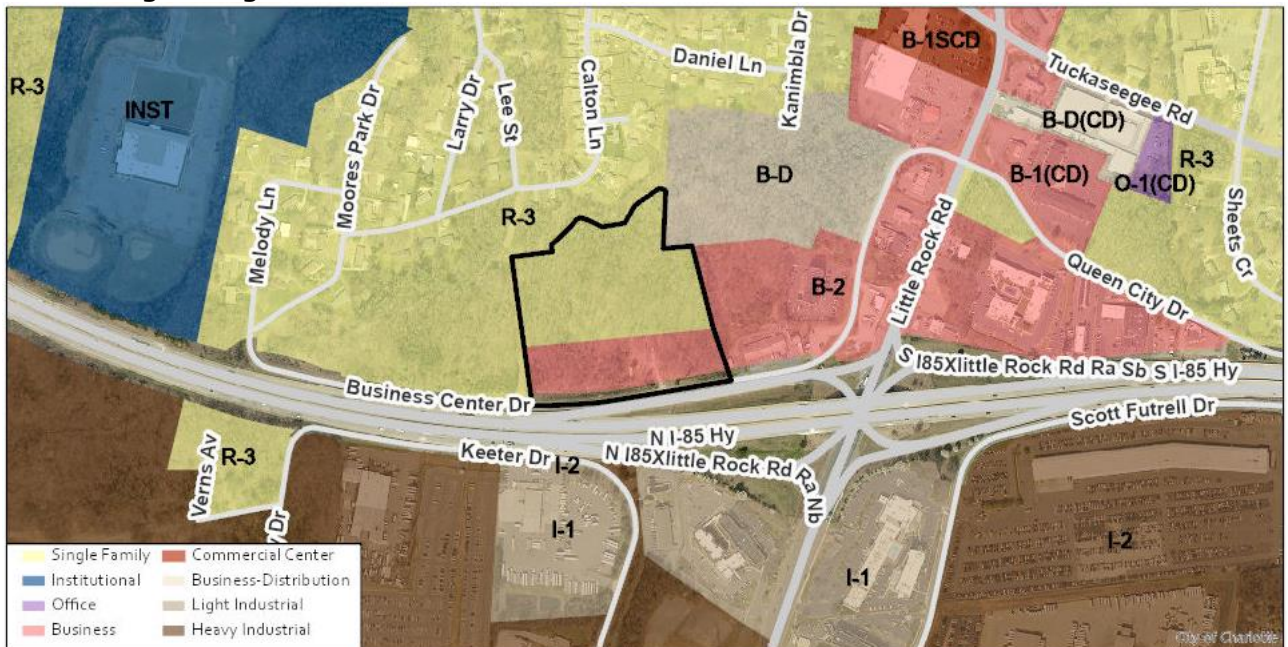
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

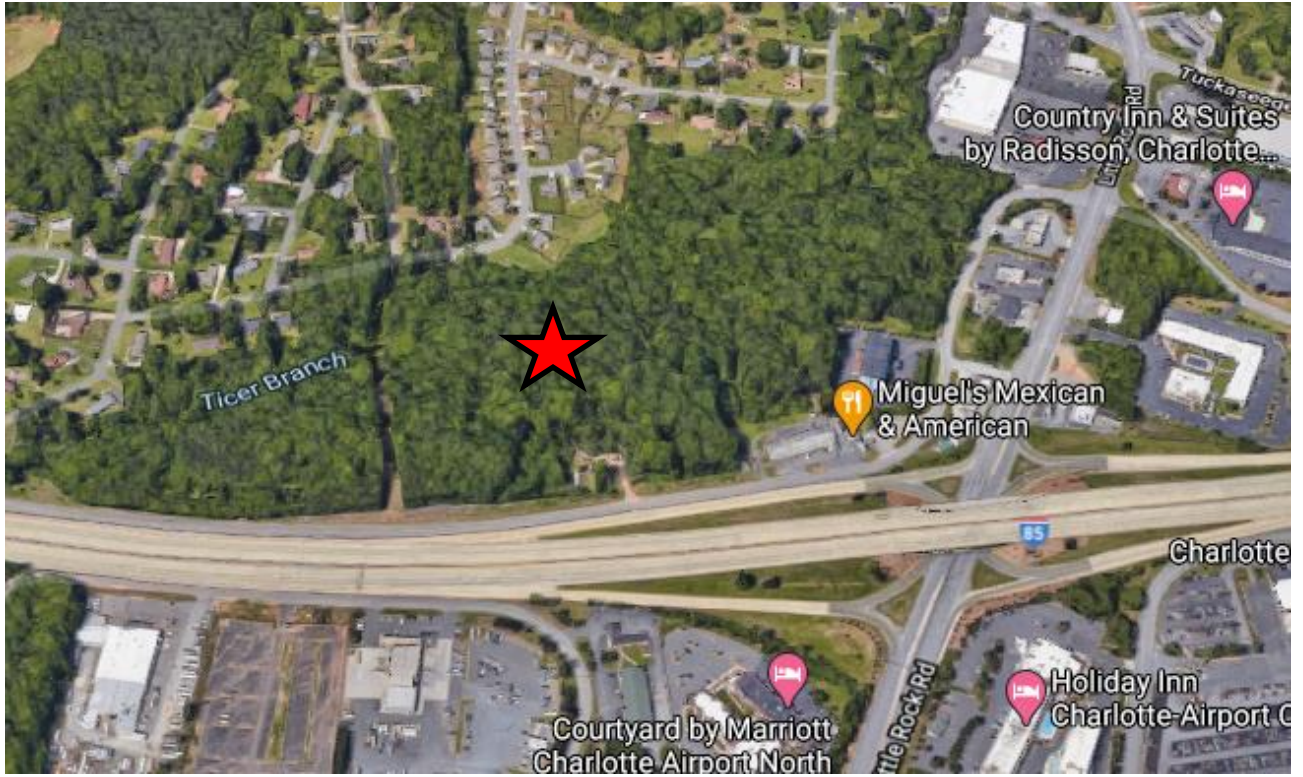
- Allows for a maximum of a 175,000 square feet principal building for uses allowed in the I-1 zoning district as well as accessory uses as permitted by ordinance.
- Prohibits the following uses:
  - Adult establishments
  - Automobile rental, repair, service, or sales
  - Barber and beauty shops
  - Car washes
  - Financial institutions
  - Hotels and motels
  - Eating, Drinking, and Entertainment Establishments (Type 1 and Type 2)
  - Retail establishments and business, personal, and recreational services
- Limits outdoor storage areas to the parking envelope and/or building envelope.
- Reserves right-of-way along the western property line for a future public street.
- Commits to constructing an 8' planting strip and 6' sidewalk along Business Center Drive.
- Limits building height to a maximum of 50'.
- Commits to providing a Class C buffer along the eastern property line and Class A buffer along the northern and western property lines.

• **Existing Zoning and Land Use**





The subject property is vacant land near the interchange of Interstate 85 and Little Rock Road. The properties to the east are a mixture of developed business uses and undeveloped business zoned land, while the properties to the north and west are a mixture of single family residential uses and single family residential zoned land.



The subject property is denoted by a red star.



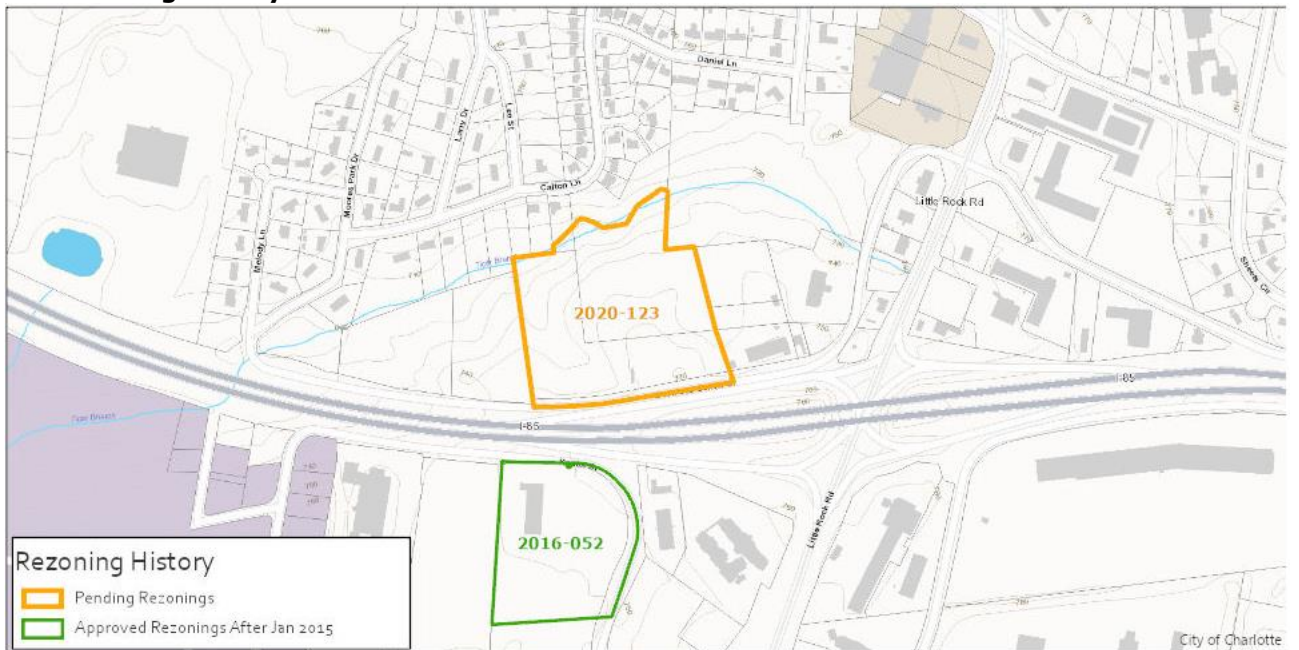
View of the site looking north from Business Center Drive.





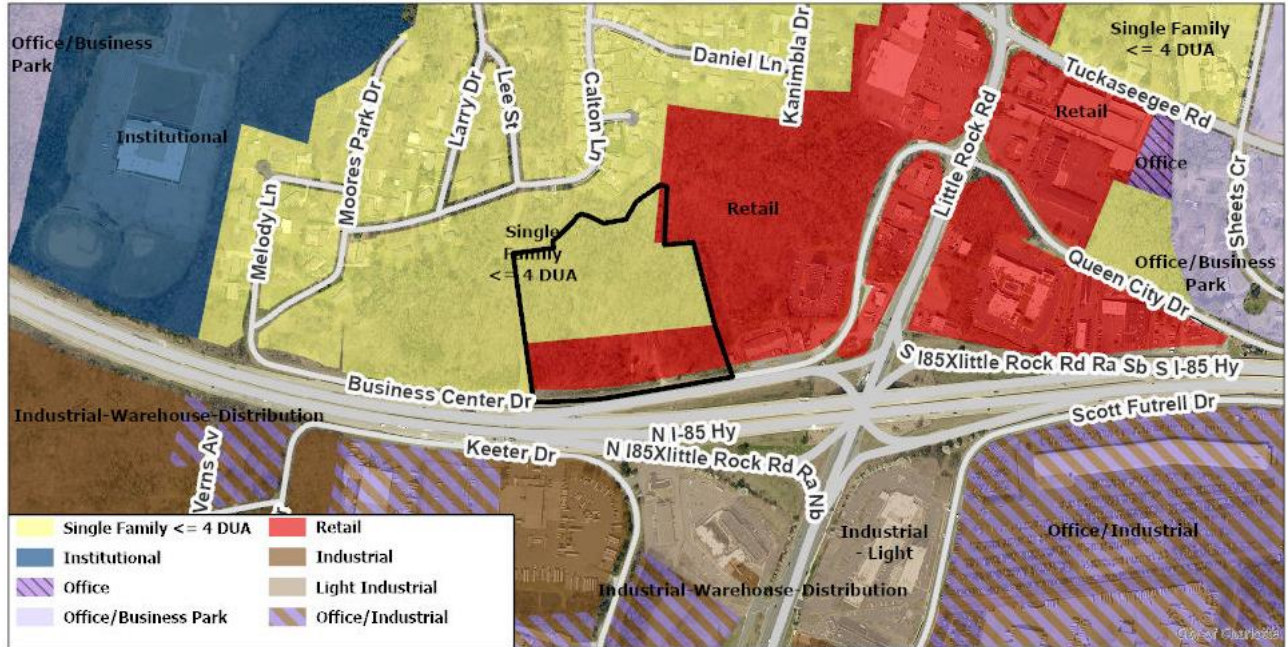
View of the site looking south from Calton Lane.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-052	The petition rezoned 8.32 acres to I-1 on parcel occupied by a truck leasing company.	Approved

• **Public Plans and Policies**



- The *Northwest District Plan* (1990) recommends retail on the portion of the site fronting Business Center Drive and single family residential at no more than 4 dwelling units per acre on the rear portion of the site. Those recommendations reflect the current split-zoning of the property: B-2 and R-3, respectively.
- **TRANSPORTATION SUMMARY**
  - The site is located on Business Center Drive, a state-maintained local road. As a part of this development, in-line with the City’s WALKS policy, the petitioner has agreed to construct an 8-foot planting strip and 6-foot sidewalk along Business Center Drive. Additionally, the petitioner has reserved right-of-way, to the west of their parcel, for a future street connection. Outstanding items include showing the 8-foot planting strip and sidewalk along Business Center Dr. and the 2-foot right-of-way behind the sidewalk, along Business Center Drive, on the site plan with dimensions.
  - **Active Projects:**
    - There are no active projects in the vicinity of the site.
  - **Transportation Considerations**
    - See Outstanding Issues, Notes 1-2.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant land).
      - Entitlement: 5,045 trips per day (based on 25 single family units and 70,800 square feet of retail).
    - Proposed Zoning: 255 trips per day (based on 175,000 square feet of 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See Requested Technical Revisions, Notes 3-4.
  - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

## OUTSTANDING ISSUES

### Transportation

1. Revise the site plan and conditional note(s) to commit to dedicate right-of-way 2-ft back-of-sidewalk on Business Center Drive, labeled and dimensioned from the road centerline.
2. Revise the site plan and conditional note(s) to commit to construct an 8-foot planting strip and a 6-foot sidewalk along the site's Business Center Drive frontage, per Charlotte WALKS, labeled and dimensioned from the road centerline.

## REQUESTED TECHNICAL REVISIONS

### Environment

3. Stream buffers are incorrectly labeled. Applicability of stream buffer requirements will depend upon stream classification ("intermittent" stream will require 35' PCSO Buffer; "perennial" stream will require 100' watershed buffer). For purposes of advancing the rezoning process, show and label "Potential 35' PCSO Stream Buffer" and "Potential 100' Undisturbed Lower Lake Wylie Watershed Protection Stream Buffer" on the rezoning plan OR provide stream delineation report confirming no intermittent or perennial stream exists (report subject to review and approval by City).
4. Add the following note under the ENVIRONMENTAL FEATURES heading:  
"Development within any PCSO/Watershed Protection Stream Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions."

### Site and Building Design

5. Label zoning of all adjacent parcels.
6. Relocate the berm on the western property line to be outside of the reserved right-of-way. If future right-of-way is dedicated, a half buffer (50') is required and can be reduced 25% per ordinance with a berm.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704-353-1908)