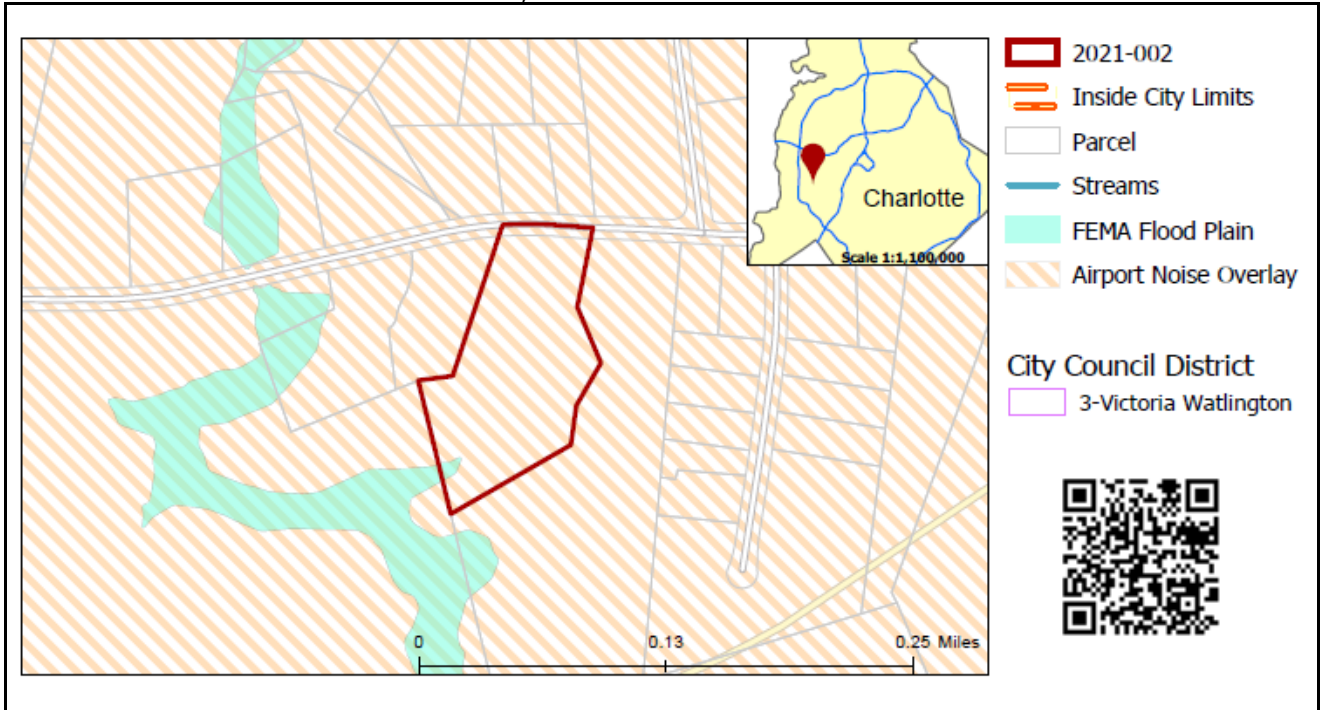


REQUEST

Current Zoning: R-3 AIR (single family residential, airport noise overlay)
Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)

LOCATION

Approximately 4.98 acres located south of Byrum Drive, east of I-485, and west of Yorkmont Road.



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
City of Charlotte Aviation Department
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

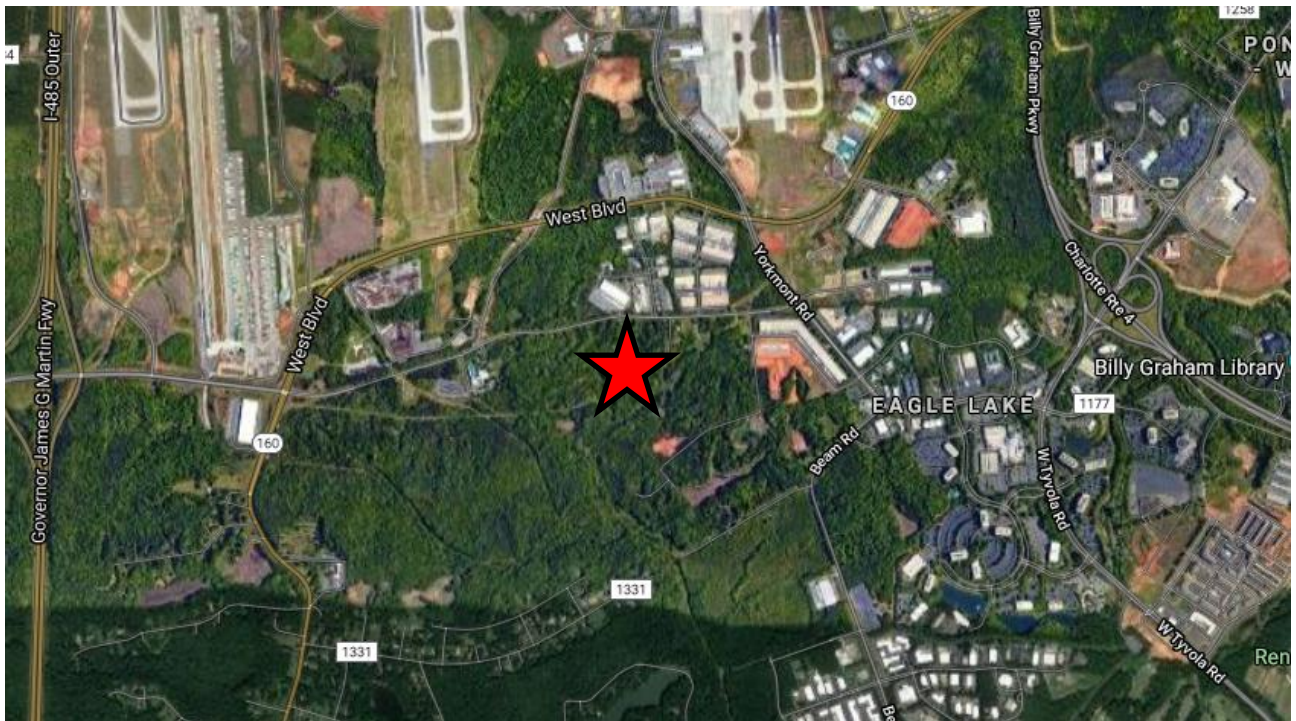
- The proposed rezoning to industrial is consistent with the adopted land use for the site and the surrounding area.
- The adjacent parcels are all zoned for industrial uses and the site is within the Airport Noise Overlay which is compatible with industrial zoning.
- The site is just south of Charlotte-Douglas International Airport, surrounded by industrial uses.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



The site is surrounded by vacant wooded land and warehouse/distribution uses. All of the surrounding properties are zoned industrial. Charlotte Douglas International Airport is located less than one mile to the north.



The general location of the subject property is marked with a red star.



The property to the north is developed with warehouse/distribution uses.



The property to the east is vacant wooded land.

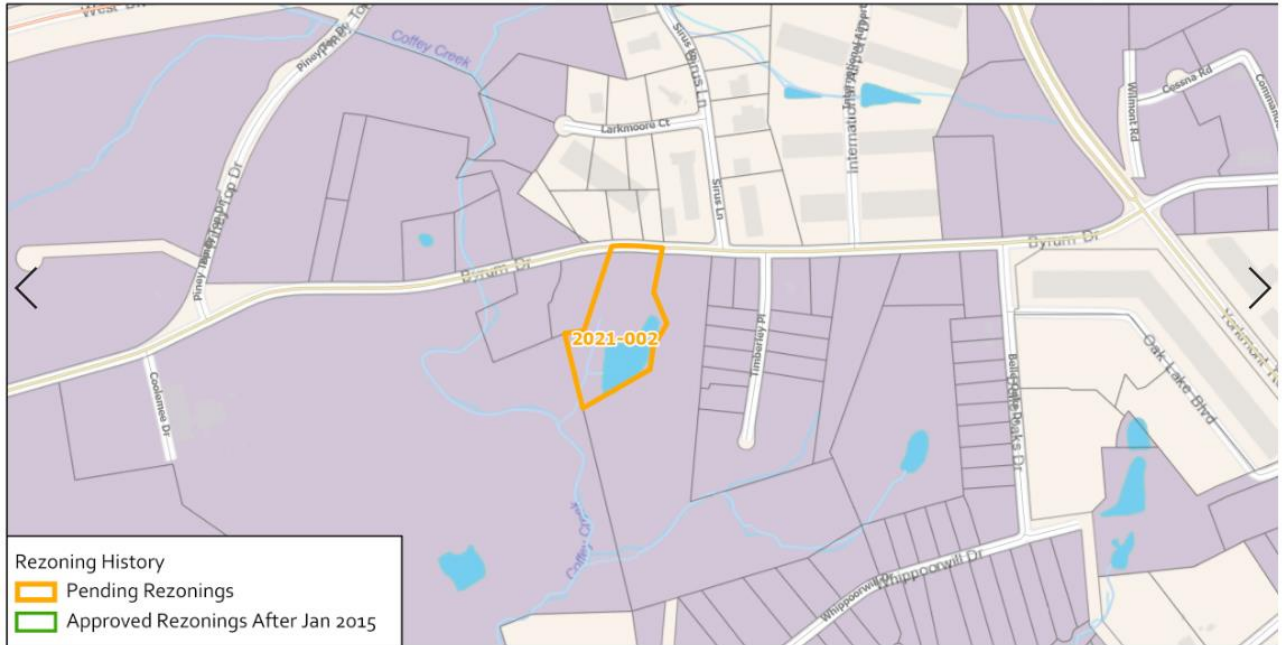


The property to the south is vacant wooded land.



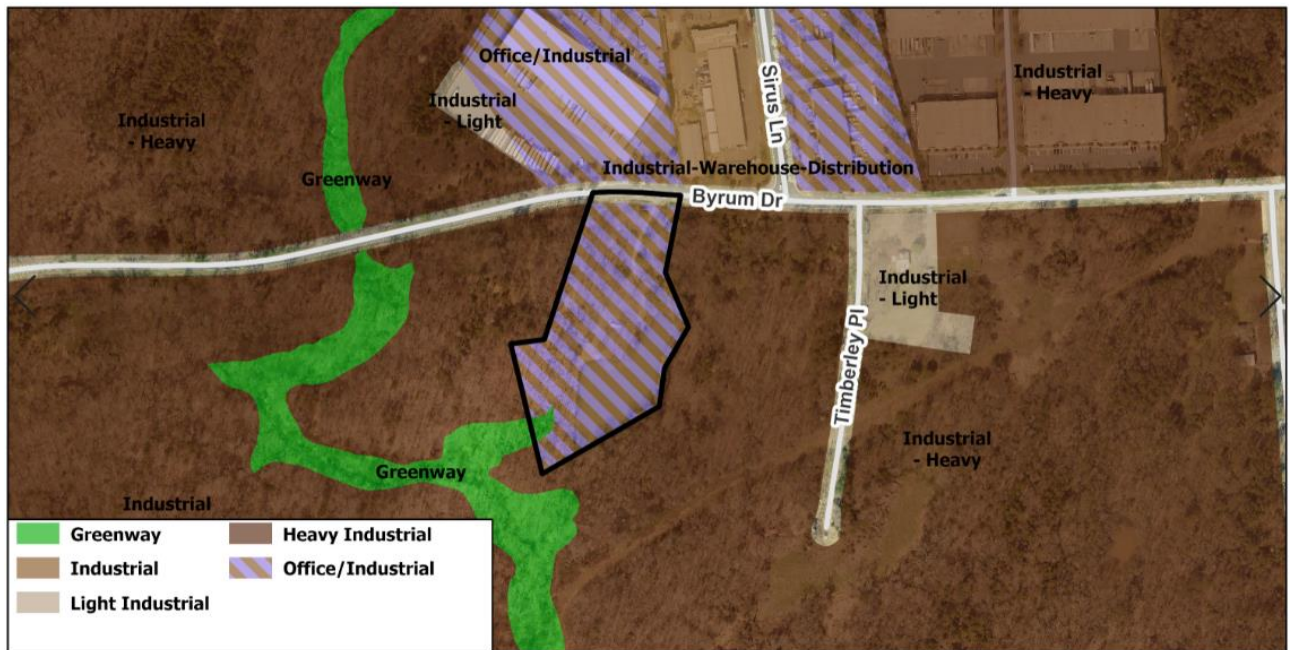
The property to the west is vacant wooded land.

• **Rezoning History in Area**



There are no recent rezonings in the vicinity of this site.

• **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 Byrum Road, a State-maintained collector street, in between Yorkmont Road and Piney Top Drive. This site is within the Airport Industrial Activity Center with no active projects nearby. As this is a conventional rezoning, during permitting, CDOT will coordinate with the petitioner to include infrastructure in accordance with the City's Ordinances, Area Plans, and Policies as applicable. CDOT has no outstanding items with this petition.

• **Active Projects:**

- There are no active projects in the vicinity of this site.

• **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family home).

Entitlement: 30 trips per day (based on three single family homes).

Proposed Zoning: 165 trips per day (based on 74,700 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:** No comments submitted.
 - **Charlotte-Douglas International Airport:** No comments submitted.
 - **Charlotte Fire Department:** See advisory comments at 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 service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. See advisory comments at www.rezoning.org
 - **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:** See advisory comments at www.rezoning.org
 - **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: Joe Mangum (704-353-1908)