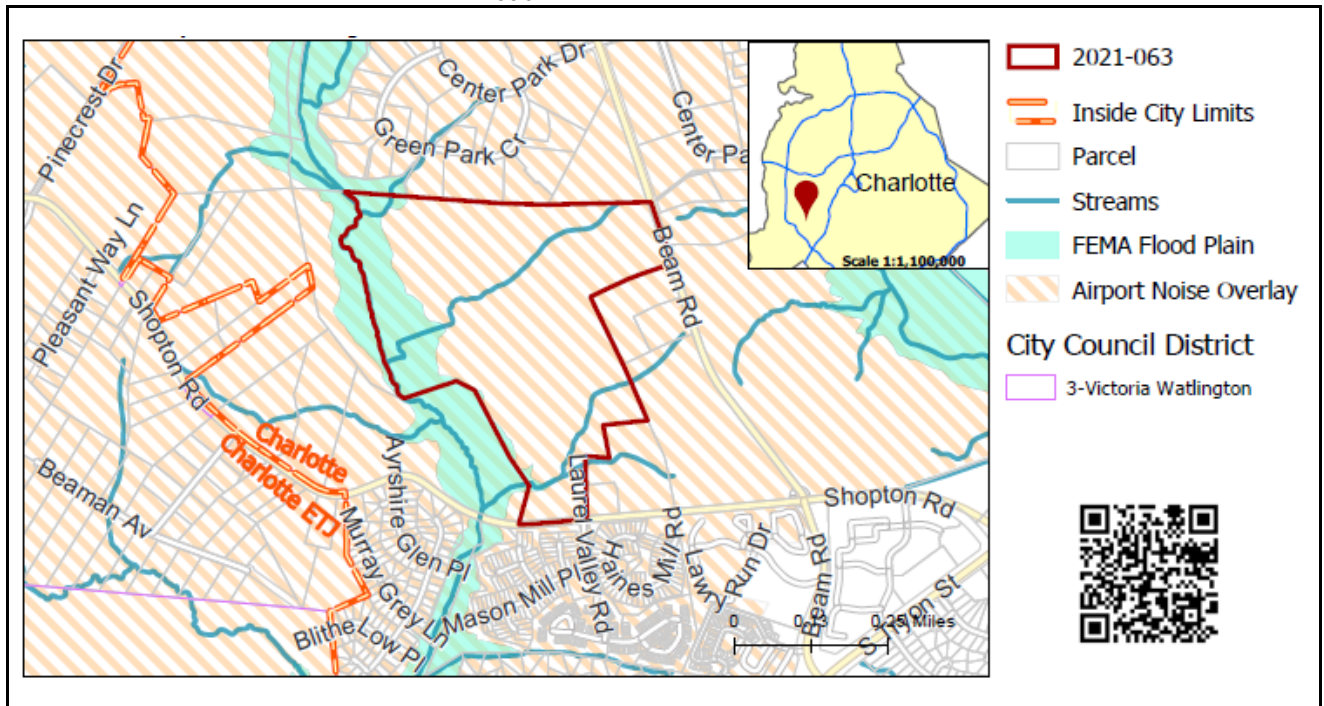


**REQUEST**

Current Zoning: B-D (CD) AIR (distributive business, conditional, airport noise overlay)  
Proposed Zoning: I-1 (CD) AIR (light industrial, conditional, airport noise overlay)

**LOCATION**

Approximately 105 acres located between Shopton Road and Beam Road.



**SUMMARY OF PETITION**

The petition proposes to permit the development of a vacant parcel with up to 1,250,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and industrial uses.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE  
COMMUNITY MEETING**

Burchmont Land Associates LLC  
Prologis, L.P.  
Collin Brown & Brittany Lins

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the office and industrial land use recommendation for this site, as per the *Southwest District Plan* (adopted 1991).

Rationale for Recommendation

- The petition is consistent with the office/industrial recommendation for the site and is compatible with the existing industrial development in the area.

- The site, is located within an Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.
- The proposed industrial development is appropriate at this location as it is supported by the Charlotte-Douglas International Airport Area Strategic Development Plan (AASDP) and is within the airport noise overlay (AIR).
- The petition commits to multiple transportation improvements including Beam Road and Shopton Road frontage upgrades, dedication of right-of-way for the future Shopton Road extension, and construction of a portion of the Shopton Road extension.
- The petition commits to coordination with Mecklenburg County to dedicate or provide an easement for the future Coffey Creek Greenway.

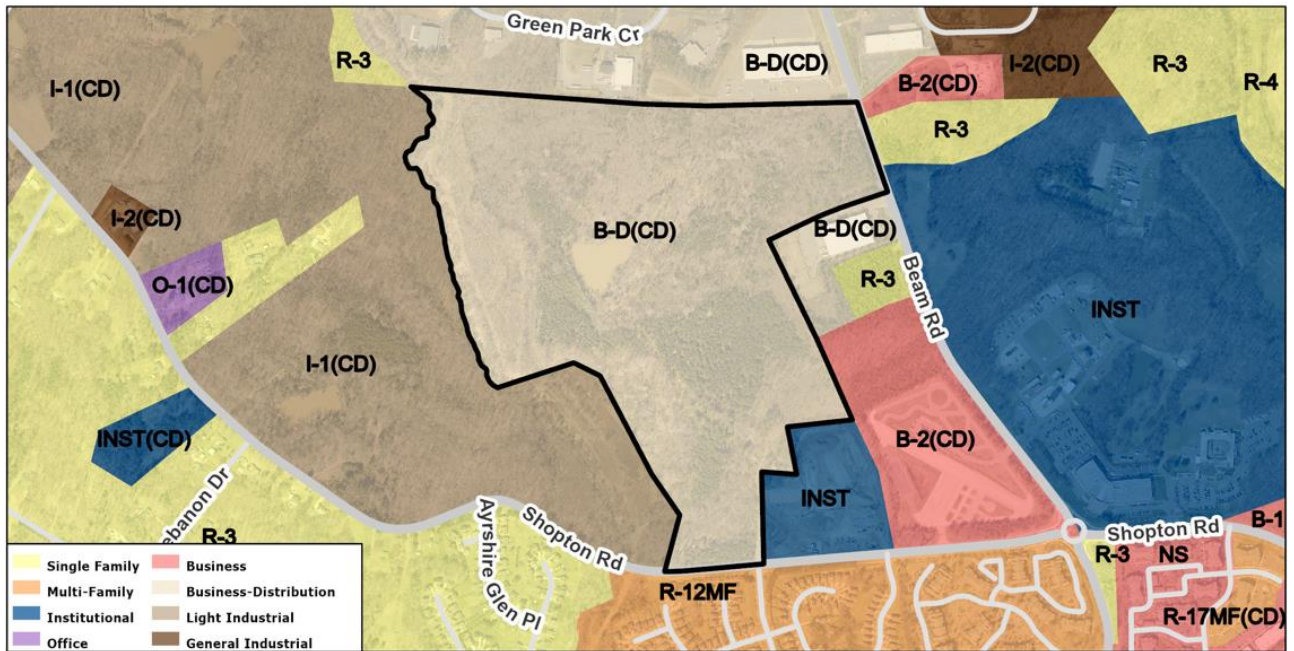
### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes up to 1,250,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and other industrial uses.
- Prohibits the following uses:
  - Adult establishment
  - Automobile service stations
  - Automotive repair garages
  - Car washes
  - Dry cleaning and laundry establishments
  - Junk yards
  - Petroleum storage facilities
  - Cemeteries
  - Landfills
  - Quarries
  - Raceway and dragstrips
- Commits to the following transportation improvements:
  - 8' planting strip and 6' sidewalk along the site's frontages of Beam Road and Shopton Road.
  - 8' bike lane along the site's frontages of Beam Road and Shopton Road.
  - Left turn and right turn lanes at the site's entrances on Beam Road and Shopton Road.
  - Widening of Beam Road to 38' along the site's frontage of Beam Road.
  - Dedication of right-of-way along the site's northern boundary for the future extension of Shopton Road.
  - Construction of the Shopton Road extension from Beam Road to the site's western access point.
- Commits to a 100' Class A buffer, which may be reduced to 75' with a berm, at the southeastern boundary.
- Commits to a 50' Class A buffer along the property's eastern and southern boundaries.
- Confirms coordination with Mecklenburg County Park & Recreation to dedicate or provide an easement for Coffey Creek Greenway extending through the site in the floodplain area.

- **Existing Zoning and Land Use**



The site is surrounded by a mix of uses including industrial and institutional uses. The neighboring parcels to the west are vacant and wooded.



The site, near the intersection of Beam Road and Shopton Road, is marked by a red star.



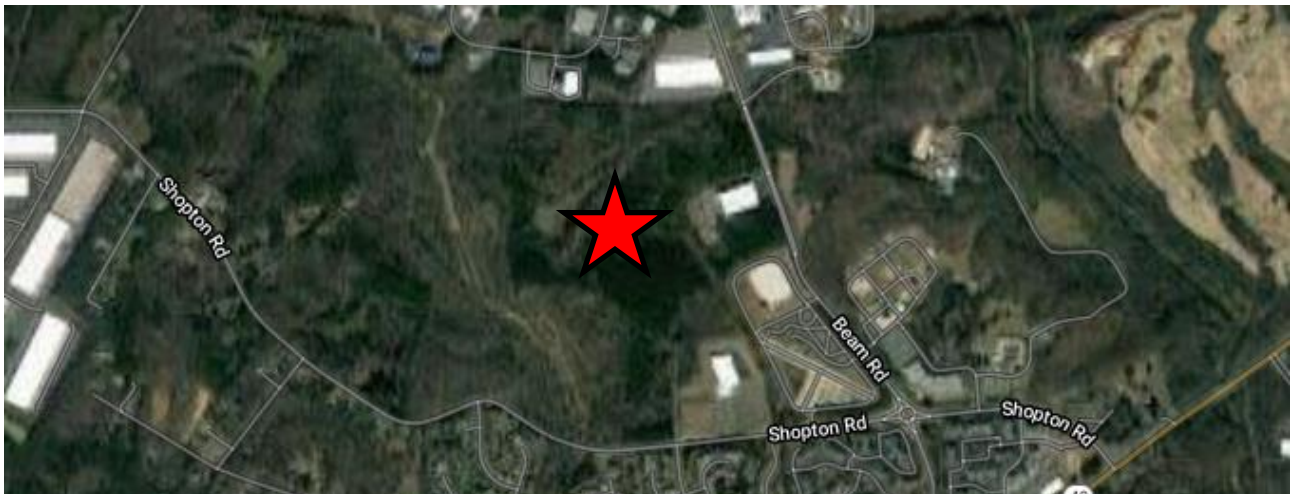
The properties to the north of the site are developed with industrial and warehouse uses.



The properties to the east of the site along Beam Road are a mix of developed land with industrial and institutional uses as well as vacant wooded land.

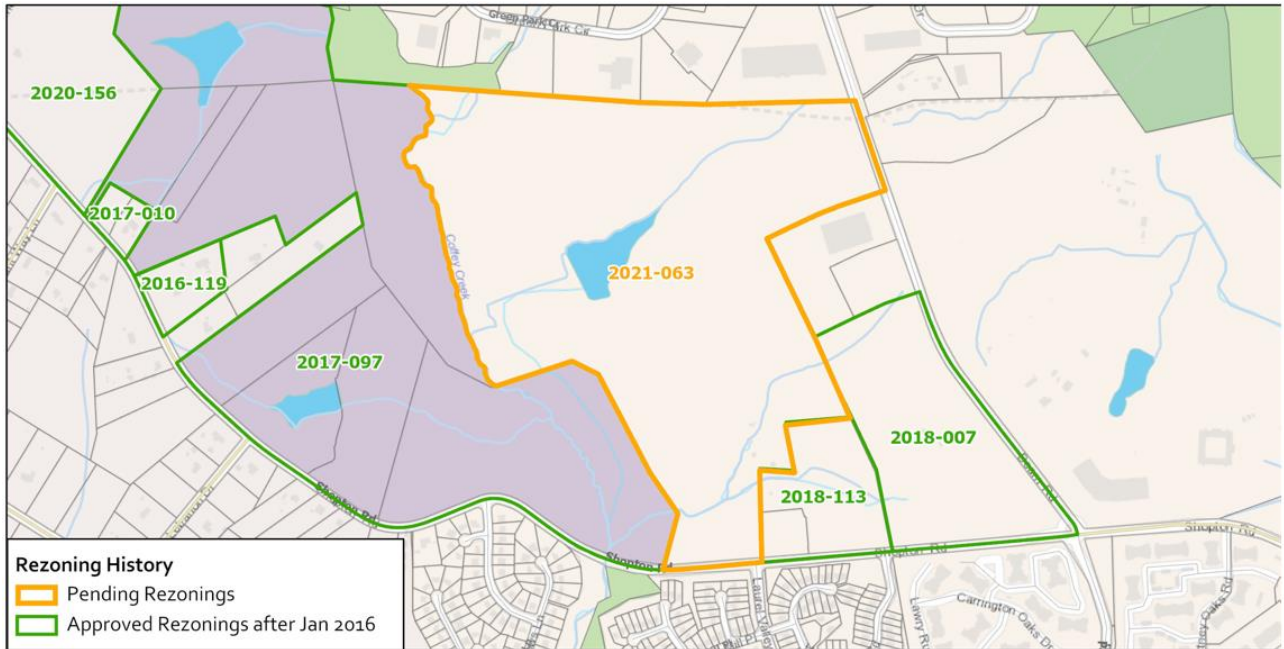


The properties to the south of the site are developed with institutional uses.



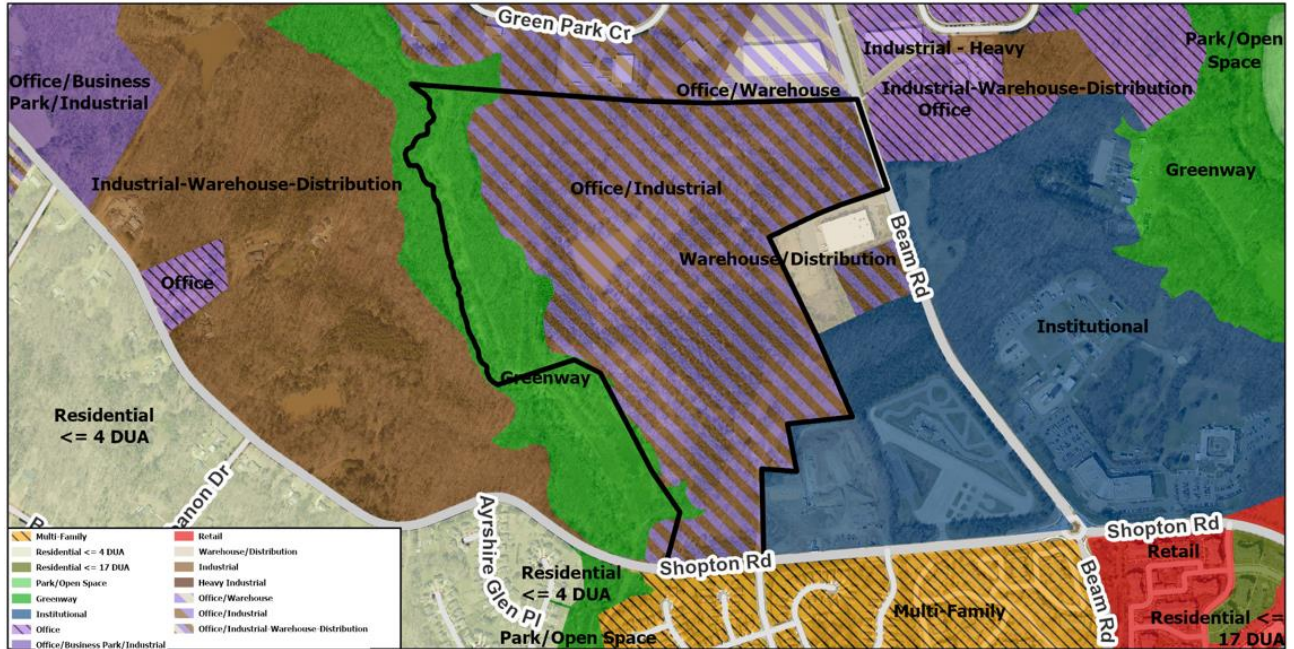
The properties to the west of the site are vacant wooded land. The site is marked by a red star.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-156	The rezoned 38.33 acres to I-1 (CD) AIR to permit the development of up to 550,000 SF of limited I-1 uses.	Approved
2018-113	The petition rezoned site to allow all uses in the INST (institutional) district.	Approved
2018-007	The petition rezoned site to B-2(CD) SPA AIR (general business, conditional, site plan amendment, Airport Noise Overlay) to modify an approved site plan to allow for the expansion of the driving course and associated buildings and parking at the City of Charlotte Vehicle Operations Center.	Approved
2017-097	The petition rezoned site to I-1(CD) AIR to allow the construction of a commercial/industrial/warehouse park.	Approved
2017-010	The petition rezoned site to I-2(CD) AIR (general industrial, conditional, airport noise disclosure overlay district) and I-2(CD) SPA AIR (general industrial, conditional, site plan amendment, airport noise disclosure overlay district) to allow the expansion of an existing sanitation business.	Approved
2016-119	The petition rezoned site to O-1(CD) SPA (office, conditional, site plan amendment) to allow the reuse of the historically designated James Morrow Coffey House for general and professional office uses, and to accommodate the conversion of the existing open air pole barn constructed on the site to an enclosed (i.e. walled) storage building.	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* (adopted 1991) recommends office/industrial land uses for this site and surrounding area. The site is within the Shopton Road Industrial Activity Center as per the *Centers, Corridors and Wedges Growth Framework*.

• **TRANSPORTATION SUMMARY**

- The site is located on a Beam Road and Shopton Road, two City-maintained and State-maintained minor thoroughfares respectively. The Shopton Road Extension CTP Alignment is positioned along the northern boundary of this petition, and the petitioner has committed to construct approximately 1/4 of a mile of the Shopton Road Extension. Additionally, in accordance with City Ordinances and the City’s BIKES, WALKS, and Vision Zero Policies, the petitioner has committed to construct the bicycle and pedestrian infrastructure along the proposed segment of the Shopton Road Extension. Lastly, the petitioner has committed to coordinate with Mecklenburg County Parks and Recreation to dedicate right-of-way or provide an easement for the future Coffey Creek Greenway.

Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to defining the total dedicated right-of-way width associated with the Shopton Road Extension and modifying the phasing of the Beam Road transportation improvements.

• **Active Projects:**

- Shopton Road Extension CTP Alignment
  - An extension of existing Shopton Road providing an additional east-west minor thoroughfare connection from the existing intersection of Shopton Road and Pinecrest Drive to Beam Road. Bicycle and Pedestrian infrastructure will be included in this Shopton Road Extension.
  - There is no timeline associated with this CTP Alignment, however, this petition has committed to constructing a portion of the eastern segment, beginning at Beam Road and extending west approximately 1/4 of a mile.

• **Transportation Considerations**

- See Outstanding Issues, Note 1 and Requested Technical Revisions, Note 2.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 1,705 trips per day (based on 1,050,000 SF of warehouse).

Proposed Zoning: 2,025 trips per day (based on 1,250,000 SF 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 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](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry:** No comments submitted.

**OUTSTANDING ISSUES**Transportation

1. Revise the site plan and conditional notes by committing to dedicate the right-of-way for the future segment the Shopton Road Extension, that will not be constructed with this development, to CDOT. The amount of right-of-way dedication should be proportionate with the cross section established in Note 10 of this memo. Label the total width associated with right-of-way dedication associated with the Shopton Road Extension.

**REQUESTED TECHNICAL REVISIONS**Transportation

2. Revise conditional note III.i by modifying the phasing of the Beam Road transportation improvements. All the transportation improvements on Beam Road shall be completed prior to the Shopton Road Extension is connected to Beam Road.

Site and Building Design

3. Remove the "+/-" from the building area square footage on site plan notes.
4. Depict and label the buffer adjacent to Beam Road as 50' Class A. Correct corresponding note V.b.
5. Depict and label the buffers along the eastern and southeastern property boundaries as 100' Class A. Correct corresponding note V.a.

---

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

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