

REQUEST	Current Zoning: I-1 and I-1(CD), light industrial and light industrial conditional Proposed Zoning: I-2(CD), general industrial, conditional
LOCATION	Approximately 21.38 acres located at the intersection of Westinghouse Boulevard and D. Ducks Lane between Stockport Place and South Tryon Street.
SUMMARY OF PETITION	The petition proposes to rezone 21.38 acres in an existing industrial park to allow a limited number of I-2 uses in the existing buildings.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	M. David Properties Marc Silverman Lorin Stiefel / M. David Properties
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and to be reasonable and in the public interest, by an unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Phipps).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Removed "other similar uses" from the list of permitted uses. 2. Remove "(I-2 only)" which is attached to specific uses on the list of permitted uses.
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VOTE	Motion/Second: Zoutewelle/Griffith Yeas: Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle Nays: None Absent: Allen and Dodson Recused: None
ZONING COMMITTEE DISCUSSION	Staff noted that this petition is consistent with the <i>Steele Creek Area Plan</i> and recommended for approval by staff. There was no further discussion.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - The site in question was rezoned under petition 1990-081.
 - The site allowed for 250,000 square feet of office, light manufacturing, retail, and flex space.
- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Parcel layout.
 - Limits the uses to all I-1 uses allowed within the I-2 district and the I-2 uses which are listed on the site plan.

- **Public Plans and Policies**
 - The *Steele Creek Area Plan* (2012) recommends industrial land uses for this parcel.
 - This petition is consistent with the *Steele Creek Area Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by reusing the existing buildings on the subject site.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326