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<b>REQUEST</b>	Current Zoning: I-1 and I-1(CD), light industrial and light industrial conditional Proposed Zoning: I-2(CD), general industrial, conditional
<b>LOCATION</b>	Approximately 21.38 acres located at the intersection of Westinghouse Boulevard and D. Ducks Lane between Stockport Place and South Tryon Street.
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Steele Creek Area Plan</i> .
<b>PROPERTY OWNER</b>	M. David Properties
<b>PETITIONER</b>	Marc Silverman
<b>AGENT/REPRESENTATIVE</b>	Lorin Stiefel / M. David Properties
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### 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.
  - **Existing Zoning and Land Use**
    - The subject parcels are zoned I-1 and I-1(CD) and developed with several commercial buildings. The surround properties are zoned I-1 and I-(CD) and developed with commercial buildings.
  - **Rezoning History in Area**
    - There has been no rezoning in the immediate area in recent years.
  - **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*.
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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.
- **Solid Waste Services:** No issues.

- **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 5,366 trips per day.  
Proposed Zoning: 5,366 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **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.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Remove "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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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Solomon Fortune (704) 336-8326