

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: I-1, light industrial
LOCATION	Approximately 2.24 acres located on the west side of Kenley Lane near the intersection of Griffith Road and Westpark Drive.
SUMMARY OF PETITION	The petition proposes to rezone 2.24 acres to allow all uses in the I-1 zoning district.
PROPERTY OWNER	EVP Properties, LLC
PETITIONER	EVP Properties, LLC
AGENT/REPRESENTATIVE	Walter Fields
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Tyvola & Archdale Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second:	Zoutewelle/Allen
	Yeas:	Allen, Dodson, Firestone, Rosenburgh, and Zoutewelle
	Nays:	None
	Absent:	Griffith and Phipps
	Recused:	None

ZONING COMMITTEE DISCUSSION Staff reviewed the petition, noting the petition was consistent with the adopted area plan and there were no outstanding issues. There was no further discussion of this petition.

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

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Tyvola & Archdale Transit Station Area Plan* (2008) recommends office/industrial-warehouse distribution for the subject parcel.
 - The petition is consistent with the *Tyvola & Archdale Transit Station Area Plan*.
- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **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*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review

Planner: Solomon Fortune (704) 336-8326