

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
LOCATION	Approximately 6.81 acres located on the north side of Nations Ford Road, west of Interstate 485. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-2 (general industrial) district. Uses allowed in the I-2 (general industrial) district include automotive repair garages, distributive businesses, offices, and warehousing.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Brinker Properties, LLC Brinker Properties, LLC Brinker Properties, LLC
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Steele Creek Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends industrial/warehouse/distribution uses for this site. • Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The subject property is within an industrial park setting in the vicinity of Westinghouse Boulevard and is adjacent to Interstate 485; and • This area is part of the Westinghouse Boulevard Industrial Activity Center, as per the <i>Centers, Corridors and Wedges Growth Framework</i>; and • The property is surrounded by properties developed with light and heavy industrial uses that will not be negatively impacted by a change to more intensive general industrial use, and the nearest single family homes are located almost ½ mile north of the rezoning site; <p>By a 6-0 vote of the Zoning Committee (motion by Nelson seconded by McClung).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: McClung / Majeed Yeas: McClung, Majeed, McMillian, Nelson, Spencer, Sullivan Nays: None Absent: Fryday Recused: None
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ZONING COMMITTEE DISCUSSION	Staff provided a brief summary of petition and noted that this petition is consistent with the <i>Steele Creek Area Plan</i> which recommends industrial/warehouse/distribution uses. A committee member noted there is a cluster of billboards in the area and asked if there is an issue with allowing a billboard on this site. Staff responded that a billboard would be permitted on this site because it abuts Interstate 485, as long as the location meets the ordinance's separation requirements. Another committee member asked if a billboard would be permitted under the current I-1 zoning. Staff responded that it would be allowed. There
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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**• Proposed Request Details**

- This is a conventional rezoning petition, which applies all the standards, regulations and uses in the I-2 (general industrial) zoning district. A site plan is not required.
- Uses allowed in the I-2 (general industrial) district include: offices, power generation plants, outdoor storage, repair shops, truck stops, truck terminals, vocational schools, utility operations centers, warehousing, and wholesale establishments.

• Public Plans and Policies

- The *Steele Creek Area Plan* (2012) recommends industrial/warehouse/distribution uses for this site and the surrounding area.
- The site is within the Westinghouse Boulevard Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework* (2010).

• TRANSPORTATION CONSIDERATIONS

- The site is located on a minor thoroughfare and adjacent to Interstate 485. CDOT has determined that the site meets ordinance requirements for right-of-way along a thoroughfare but will seek opportunities to preserve area for the envisioned cross section of Nations Ford Road during permitting to support the goals of the *Steele Creek Area Plan*.

• Vehicle Trip Generation:

Current Zoning:

Existing Use: 140 trips per day (based on 5,200 square feet of office use).

Entitlement: 230 trips per day (based on 64,940 square feet of warehouse use).

Proposed Zoning: 350 trips per day (based on 97,350 square feet of warehouse use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** In relation to the parcel under review, Charlotte Water has water system availability for the rezoning boundary via an existing 24-inch water transmission main located along Nations Ford Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Nations Ford Road.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed or planted in the right-of-way of any state maintained street without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments

- Charlotte Area Transit System Review
- Charlotte Department of Housing and Neighborhood Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Michael Russell (704) 353-0225