

<b>REQUEST</b>	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
<b>LOCATION</b>	Approximately 6.81 acres located on the north side of Nations Ford Road, west of I-485. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Brinker Properties, LLC Brinker Properties, LLC Brinker Properties, LLC
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Steele Creek Area Plan</i> recommendation for industrial/warehouse/distribution use for this site and the surrounding area.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject property is within an industrial park setting in the vicinity of Westinghouse Boulevard and is adjacent to Interstate 485.</li> <li>• This area is part of the Westinghouse Boulevard Industrial Activity Center, as per the <i>Centers, Corridors and Wedges Growth Framework</i>.</li> <li>• 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.</li> </ul>
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**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.
- **Existing Zoning and Land Use**
  - The subject property is zoned I-1 (light industrial) and currently developed with an office use and gravel parking lot.
  - Surrounding properties include distribution/office/warehouse uses zoned I-1 (light industrial) and I-2 (general industrial). East of the site is the Interstate 485 corridor.
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **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 Park and Recreation Department:** No issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

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