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<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: I-1, light industrial
<b>LOCATION</b>	Approximately 2.24 acres located on the west side of Kenley Lane near the intersection of Griffith Road and Westpark Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 2.24 acres to allow all uses in the I-1 zoning district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Tyvola &amp; Archdale Transit Station Area Plan</i> .
<b>PROPERTY OWNER</b>	EVP Properties, LLC
<b>PETITIONER</b>	EVP Properties, LLC
<b>AGENT/REPRESENTATIVE</b>	Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### PLANNING STAFF REVIEW

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**  
The subject parcel is zoned I-2 and developed with a commercial structure. The surrounding properties are zoned I-1 and I-2 developed with commercial uses.
- **Rezoning History in Area**  
There have been no rezonings in the immediate area in recent years.
- **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*.

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#### 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.
  - **Vehicle Trip Generation:**  
Current Zoning: 887 trips per day.  
Proposed Zoning: 150 trips per day.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **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.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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
- Engineering and Property Management Review

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