
REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: I-1, light industrial
LOCATION	Approximately 2.45 acres located on the south side of Brookford Street between Nevada Boulevard and Westinghouse Boulevard. (Council District 3 – Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Steele Creek Area Plan</i> .
PROPERTY OWNER	Penske Truck Leasing Co., L.P.
PETITIONER	Penske Truck Leasing Co., L.P.
AGENT/REPRESENTATIVE	Frank E. Emory, Jr., Hunton & Williams LLP
COMMUNITY MEETING	Meeting is not required.

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 currently occupied with an industrial use. All surrounding properties are zoned I-2 and contain industrial land uses.
 - **Rezoning History in Area**
Petition 2012-013 rezoned approximately 21.4 acres at the intersection of Westinghouse Boulevard and D. Ducks Lane from I-1 and I-1(CD) to I-2(CD) in April of 2012. This previous rezoning is located approximately one mile north of the subject site off Westinghouse Boulevard.
 - **Public Plans and Policies**
 - The *Steele Creek Area Plan* (2012) recommends industrial, warehouse, and distribution land uses for this site and the surrounding parcels. The parcel is located within the Westinghouse Industrial Center and is surrounded by other industrial properties.
 - The 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.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:** The petition will not affect the number of vehicle trips.
 - **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.

- **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Shad Spencer (704) 353-1132