

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.	
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.	
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Allen).	
ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.	
VOTE	Motion/Second:	Lathrop/Allen
	Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, and Walker
	Nays:	None
	Absent:	Nealon
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee. There was no discussion on this item.	
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 *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*.

- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
-

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.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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.
-

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.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- 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