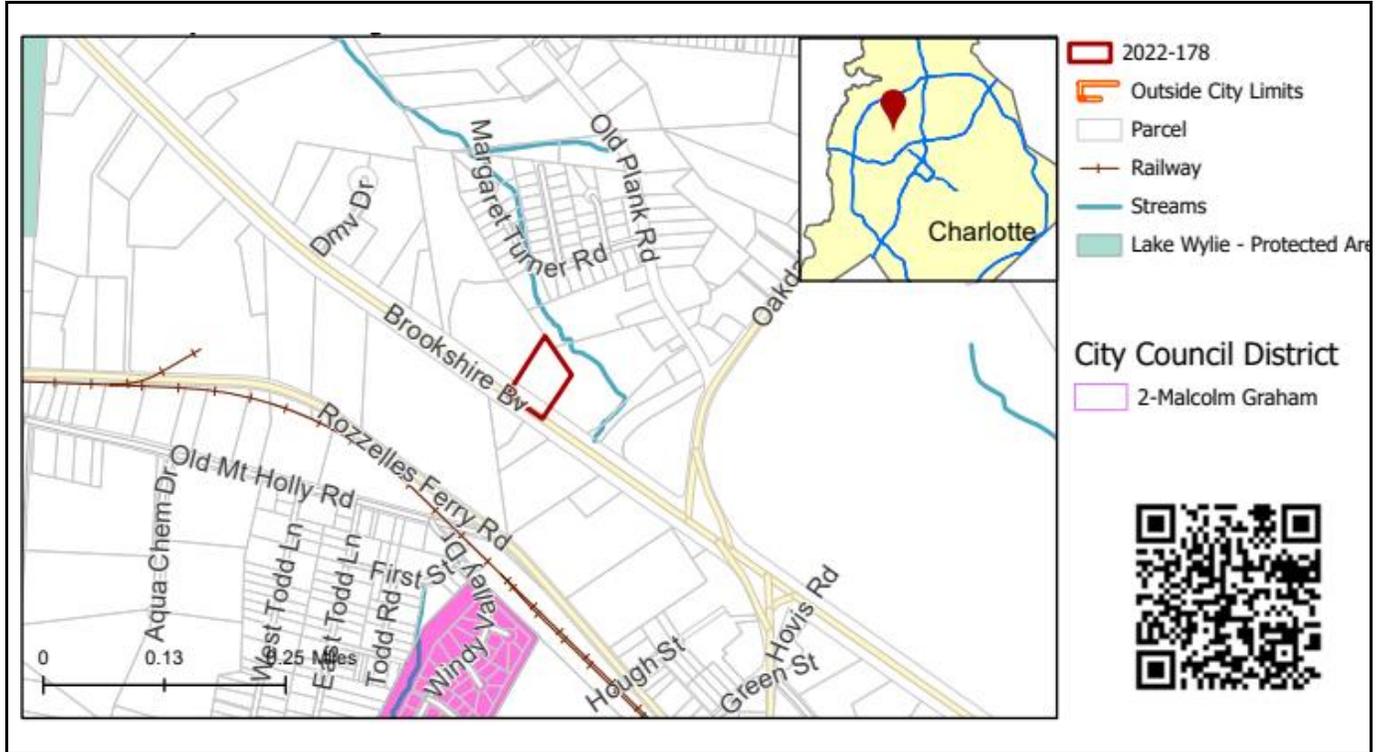


**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: I-2(CD) (general industrial, conditional)

**LOCATION**

Approximately 1.39 acres located on the northeast side of Brookshire Boulevard, west of Old Plank Road



**SUMMARY OF PETITION**

The petition proposes to develop the site for automotive sales, repair, parking, storage, and warehousing and excludes certain uses.

**PROPERTY OWNER**

Dikilson Almonte Abreu

**PETITIONER**

Dikilson Almonte Abreu

**AGENT/REPRESENTATIVE**

Nick Tosco, Poyner Spruill, LLP

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Manufacturing & Logistics.

Rationale for Recommendation

- The proposed use is aligned with the recommended Manufacturing & Logistics place type.
- The petition proposes similar industrial uses found along the Brookshire corridor.
- This petition could help to fulfill the Comprehensive Plan’s goal of contributing “to Charlotte’s economic viability by accommodating places of

employment for a range of uses related to manufacturing, logistics, production and distribution.”

- The parcel abutting the petition’s site to the southeast, recommended for Neighborhood 1, is a compatible alignment, given its utility uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Economic Opportunity

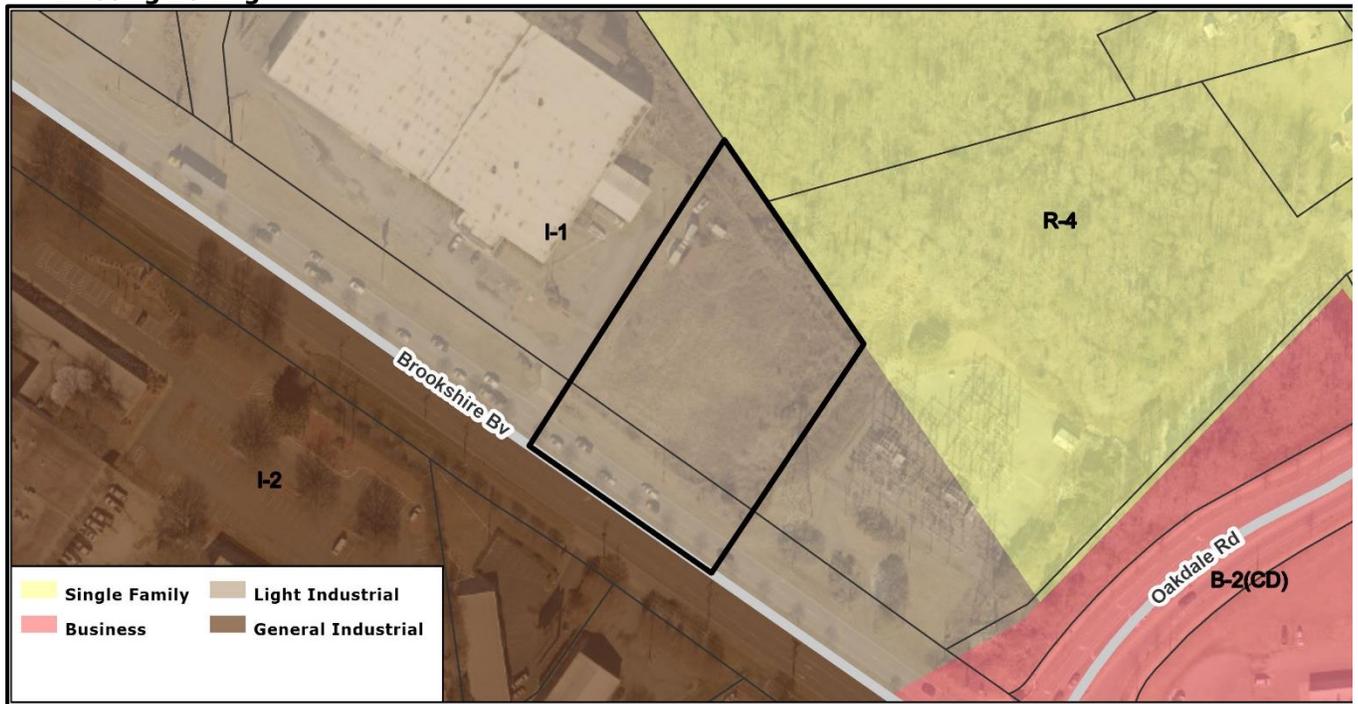
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The site will be accessed by the existing driveway located on the adjacent parcel 03502101.
- Site may be used for automotive sales, repair, parking, storage, and warehousing, including tractor-trucks, and accompanying trailers. Additionally, Petitioner reserves the right to use the Site for all uses allowed or permitted by right, and under prescribed conditions, together with accessory uses, in the I-2 zoning district.
- Prohibits the following uses: abattoirs, adult care centers, agricultural industries, adult establishments, airports, animal crematoriums, cemeteries, hotels and motels, jails and prisons, junkyards, landfills, medical waste disposal, petroleum storage, power generation plants, quarries, raceway and dragstrips, sanitary landfill, solid waste transfer, truck stops, waste incinerator.

• **Existing Zoning**



- The surrounding land uses include office, industrial, and single family uses.

Existing Zoning	Translated Zoning	Recommended Place Type
I-1 (light industrial)	ML-1 (manufacturing & logistics-1)	Manufacturing & Logistics



The subject site is denoted with a red star.



The property to the west along Brookshire Boulevard is developed with a storage facility.



The property to the east is developed with a power sub-station.

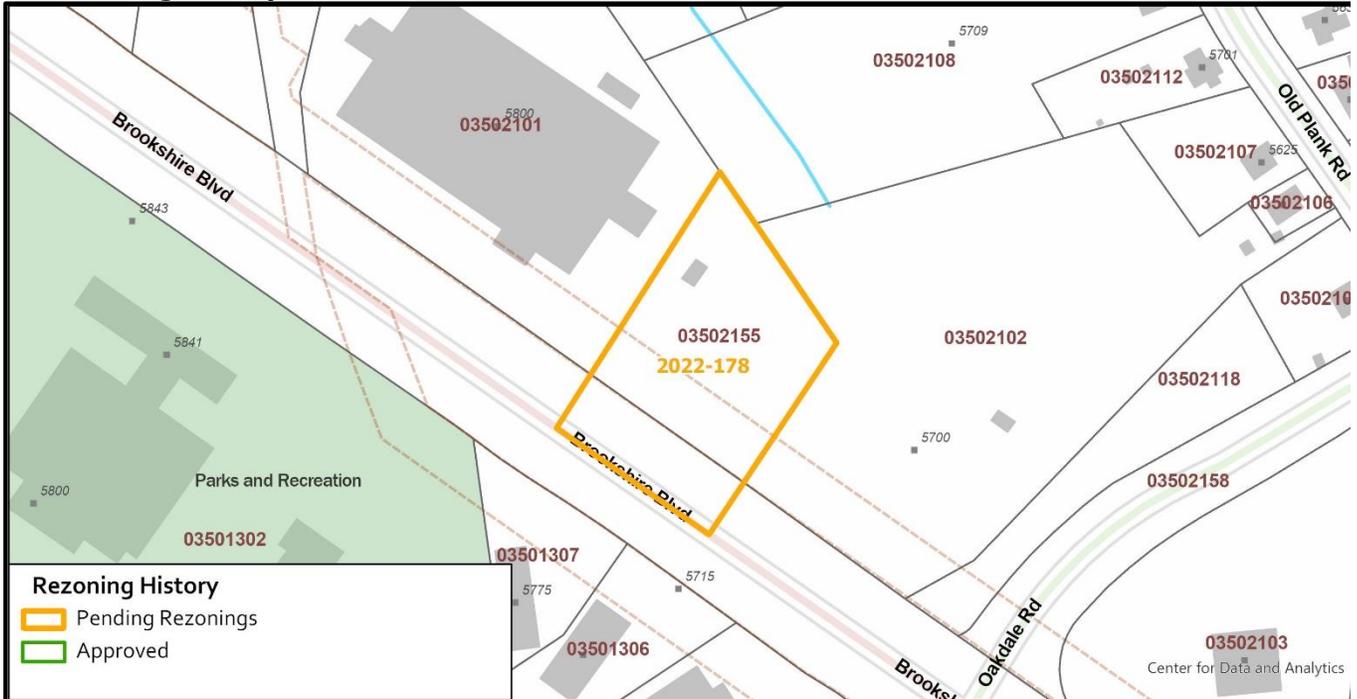


The property to the south across Brookshire Boulevard is developed with a storage facility and other industrial uses.



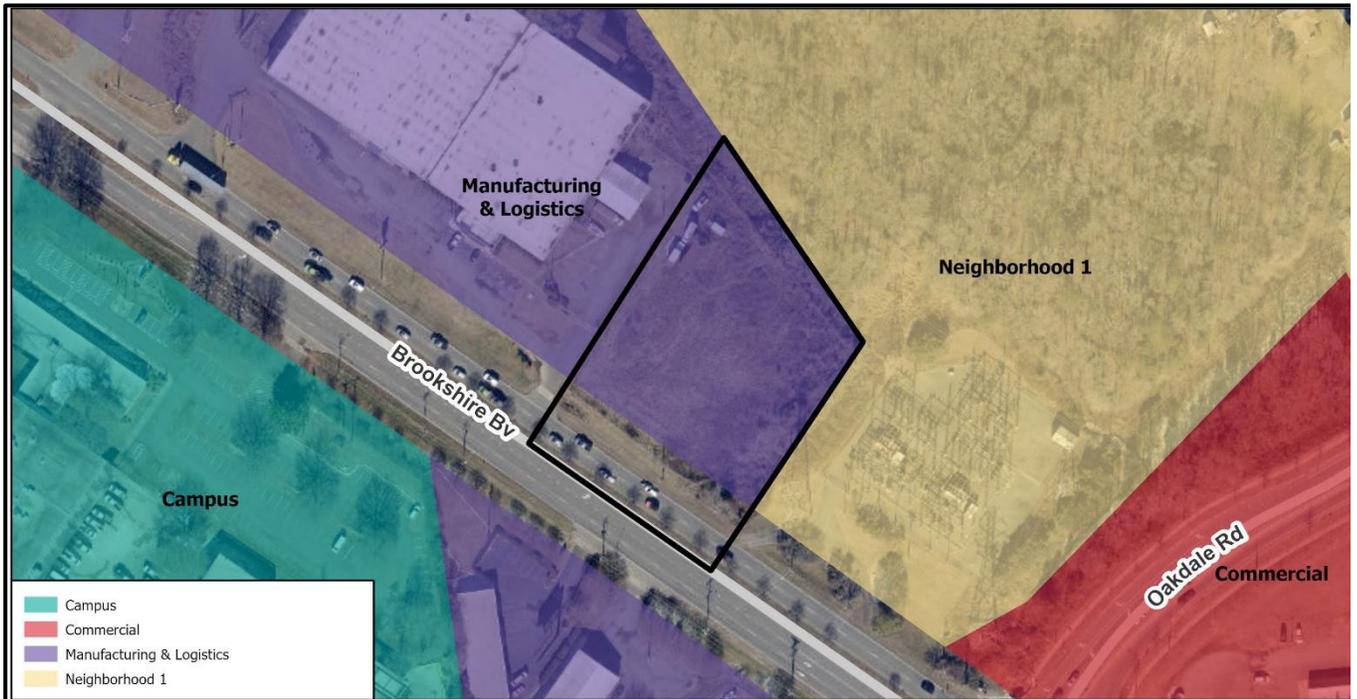
The property to the north along Old Plank Road is developed with single family homes.

• **Rezoning History in Area**



There have been no rezonings in this area in recent years.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics place type at this site.

**• TRANSPORTATION SUMMARY**

- This site is located on the north side of Brookshire Boulevard, a State-maintained major throughfare west of Oakdale Road, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network
- **Active Projects:**
- N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 60 trips per day (based on 13,900 square feet of industrial uses).
  - Proposed Zoning: 0 trips per day (based on truck parking).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** See Outstanding Issues, Note 1.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Brookshire Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located within parcel 035-02-155. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**Transportation

1. The site is located along CATS express bus route #88x on Brookshire Blvd. CATS requests the construction of ADA compliant bus pad detail 60.01A along Brookshire Boulevard.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225