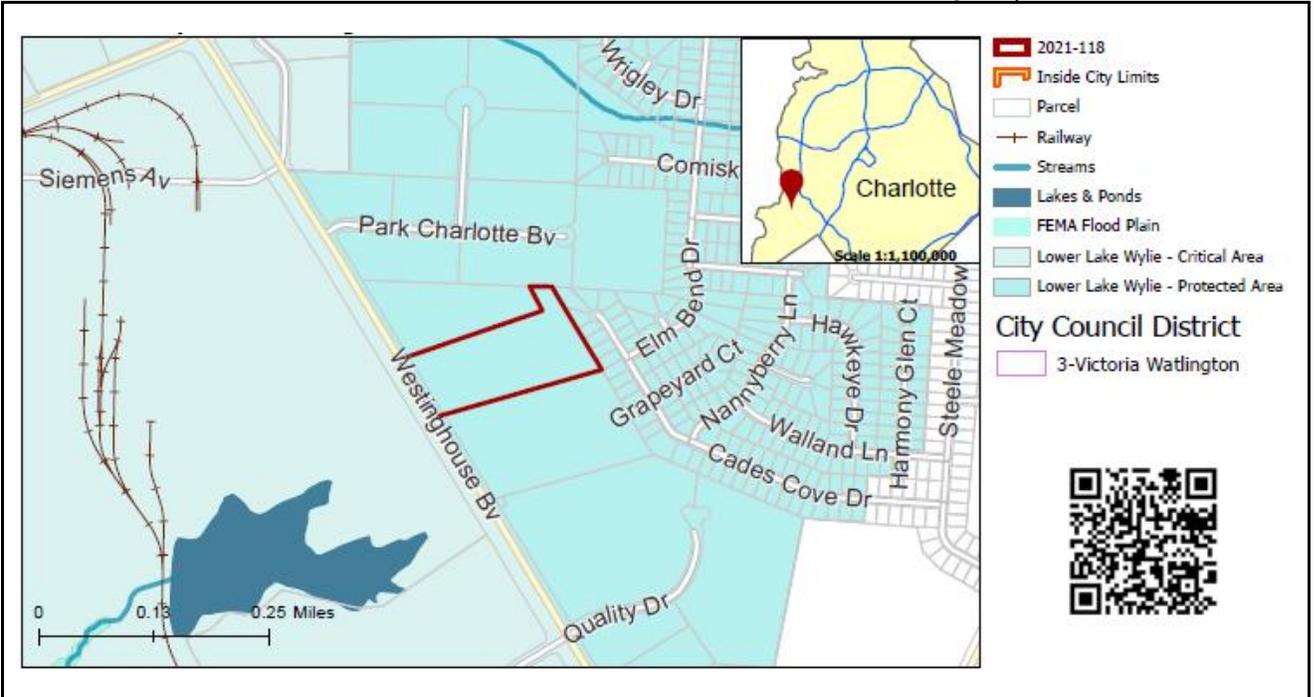


REQUEST

Current Zoning: I-1 (Light Industrial)
Proposed Zoning: I-2 (CD) (General Industrial, Conditional)

LOCATION

Approximately 9.1 acres located on Westinghouse Boulevard between Park Charlotte Boulevard and Quality Drive.



SUMMARY OF PETITION

The petition proposes to allow limited I-2 uses with accessory outdoor storage on a site in the Steele Creek community currently occupied by an industrial use.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Integrated Properties, LLC
Integrated Properties, LLC
Walter Fields

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of requested technical revisions related to transportation and site and building design.

Plan Consistency

The petition is **consistent** with the *Steele Creek Area Plan* (adopted 2012) industrial-warehouse-distribution land use recommendation for this site.

Rationale for Recommendation

- The proposed rezoning does not change the industrial land use of the site but allows for the presence of outdoor storage.
- An undisturbed 114-foot buffer area will be provided in the rear of this site where it abuts residential uses.
- The area along Westinghouse Boulevard is developed mainly with both light and heavy industrial uses.

- The site is already zoned I-1 (Light Industrial), and the proposed site plan prohibits the most intense uses allowed in I-2 (Heavy Industrial) zoning district such as junk yards, petroleum storage facilities and medical waste disposal facilities.

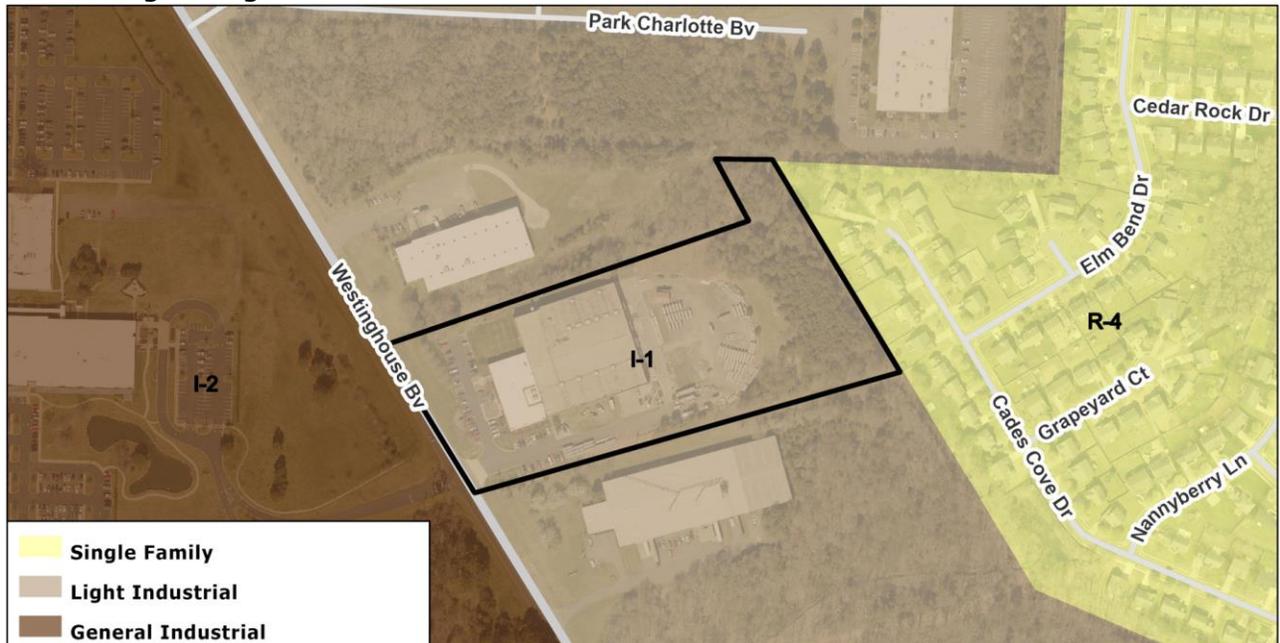
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for uses permitted in the I-1 and I-2 districts, as well as accessory outdoor storage and vehicle parking, loading, and staging.
- Prohibits the following I-2 uses: petroleum storage facilities, junk yard, medical waste disposal facilities, railroad freight yards, abattoir, construction and demolition landfills as a principal use, foundries, quarries, raceways or drag strips, and waste incinerators.
- Permits a maximum of two buildings on the site.
- Provides a 114’ undisturbed buffer at rear of property adjacent to single family residential use. The buffer will maintain the existing old growth vegetation.
- Dedicates 50’ of right-of-way from the centerline of Westinghouse Boulevard.
- Commits to construct an 8’ planting strip and 6’ sidewalk along the site’s Westinghouse Boulevard frontage.
- Limits new freestanding lighting to 30’ in height and requires that they be downwardly directed.

• **Existing Zoning and Land Use**



The site is surrounded primarily by industrial land uses but is bordered to the rear of the property by single family residential.



The site, marked by a red star, is surrounded primarily by industrial uses.



The property to the north of the site along Westinghouse Boulevard is developed with a light industrial use.



The properties to the east of the site are developed with single family residential uses.

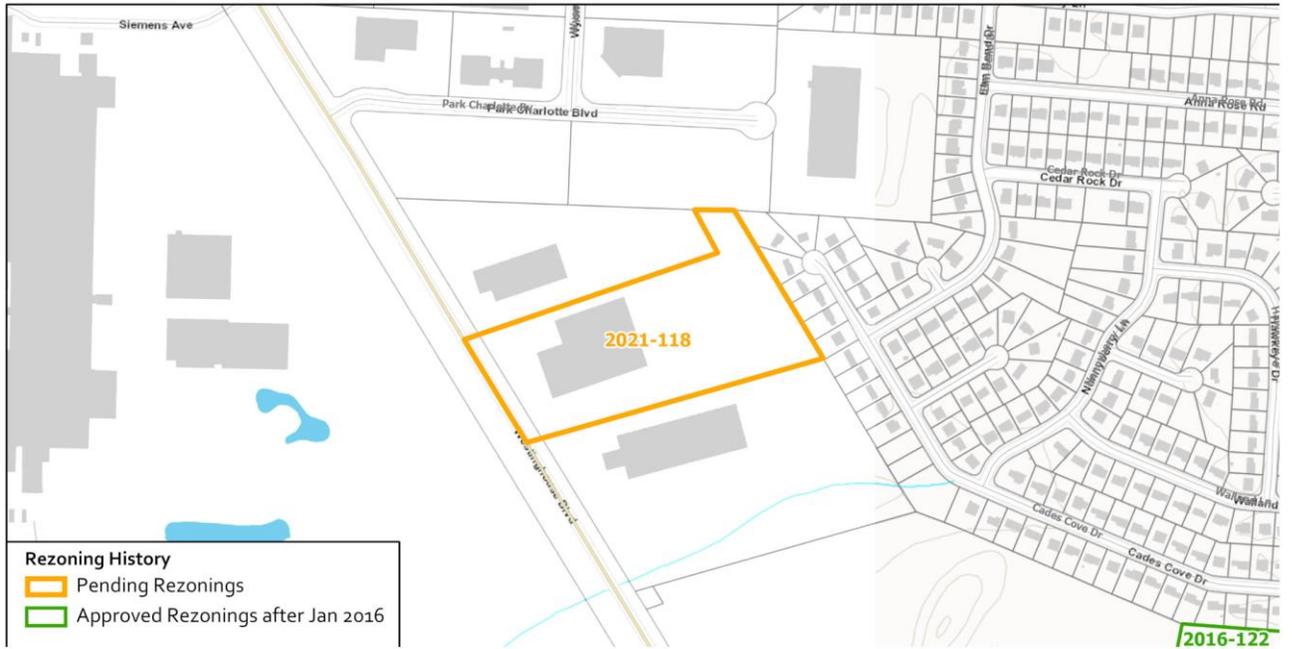


The property to the south of the site along Westinghouse Boulevard is developed with a light industrial uses.



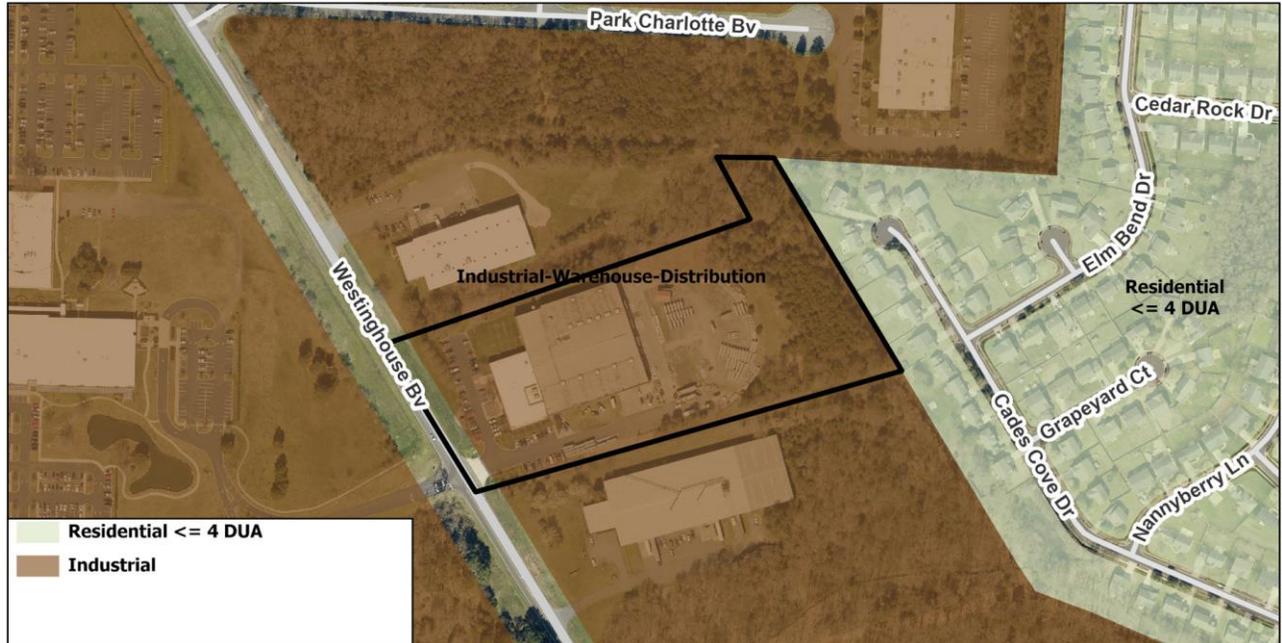
The property to the west of the site across Westinghouse Boulevard is developed with industrial use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-122	Request to rezone three vacant parcels to allow all uses in the I-1 district.	Approved

- **Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends industrial-warehouse-distribution uses for this site and surrounding area.
- **TRANSPORTATION SUMMARY**
 - The site is located on Westinghouse Boulevard, a State-maintained minor thoroughfare just south of Park Charlotte Boulevard. In accordance with the City's Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide an 8-foot planting strip and 6-foot sidewalk across the site's Westinghouse Boulevard frontage. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to appropriately labeling and dimensioning the right-of-way and existing and proposed infrastructure from the existing centerline of Westinghouse Boulevard, and including clarifying conditional notes. Further details are listed below.
- **Active Projects:**
- Westinghouse Multi-use Path
 - Construction Mid-2021
 - <https://charlottenc.gov/Projects/Pages/WestinghouseTrail.aspx>
 - PM Toni Wilson
 - Location will be on the south side of Westinghouse Blvd., across from this petition
- **Transportation Considerations**
 - See Requested Technical Revisions, Notes 1-5.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 160 trips per day (based on 71,800 SF warehouse).
 - Entitlement: 190 trips per day (based on 91,250 SF warehouse).
 - Proposed Zoning: 190 trips per day (based on 91,250 SF warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **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 12-inch water distribution main located along Westinghouse Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Westinghouse Blvd. See advisory comments at www.rezoning.org
- **City Arborist:** No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS

Transportation

1. Revise the site plan by labeling and dimension the curb line from the centerline to back-of-curb.
2. Revise the site plan by labeling the sidewalk and planting strip as "proposed".
3. Revise the site plan and conditional note 4.c by including a sidewalk utility easement placed 2-feet behind the proposed sidewalk.
4. Revise the site plan to ensure all future and proposed infrastructure, and all linework, is correctly oriented from the existing centerline of Westinghouse Boulevard.
5. Review and revise the verbiage of conditional note 4.d for accuracy.

Site and Building Design

6. Label parking in the setback as existing if it reflects current conditions. No new parking can be established in the setback.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p>Goal 1: 10- Minute Neighborhoods</p> <p>All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	N/A
	<p>Goal 2: Neighborhood Diversity & Inclusion</p> <p>Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	N/A
	<p>Goal 3: Housing Access for All</p> <p>Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	N/A
	<p>Goal 4: Trail & Transit Oriented Development (2-TOD)</p> <p>Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	N/A

	<p>Goal 5: Safe & Equitable Mobility Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	<p>N/A</p>
	<p>Goal 6: Healthy, Safe & Active Communities All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>✓</p>
	<p>Goal 9: Retain Our Identity & Charm Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>