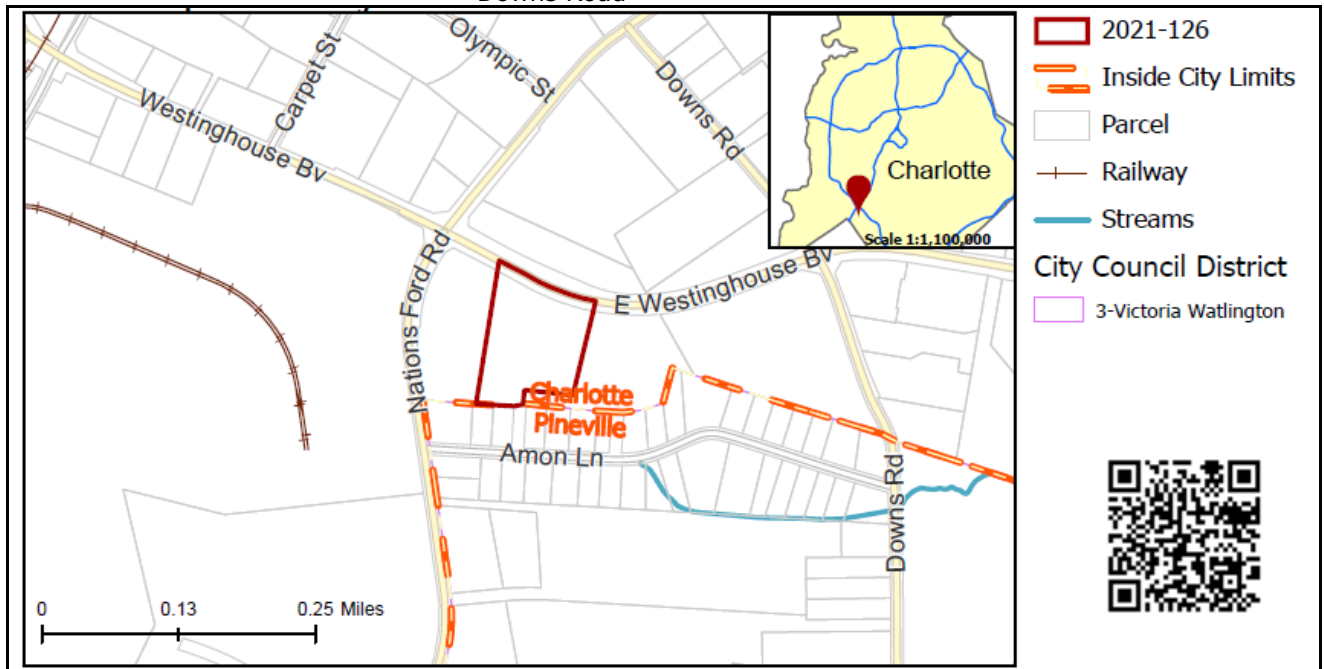


REQUEST

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

LOCATION

Approximately 5.57 acres located on the south side of East Westinghouse Boulevard, east of Nations Ford Road, and west of Downs Road



SUMMARY OF PETITION

The petition proposes to allow I-1 uses with some exclusions on a parcel developed with industrial use, currently operating as a truck service and repair facility, along Westinghouse Boulevard.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

M-H Carolina LLC
North Carolina Kenworth, Inc dba. MHC Kenworth-Charlotte
Keith MacVean / Moore Van Allen

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 outstanding technical issues related to site and building design.

Plan Consistency

The petition is **consistent** with the *Steele Creek Area Plan* recommendation for industrial/warehouse/distribution uses.

Rationale for Recommendation

- The petition will allow most uses in I-1 zoning including truck and auto sales, service and repair (current I -2 zoning does not allow truck/auto sales).
- The proposal prohibits more intense/noxious uses that would otherwise be allowed in I-1 zoning such as landfills, petroleum storage facilities and others as outlined in the request details below and in the conditional notes on the plan.

- Maintains the existing 75 ft wide buffer as undisturbed along the rear of the site adjacent to single family homes.
- The site is located within an area developed primarily with industrial uses and surrounding parcels along Westinghouse Boulevard are zoned I-1 and I-2.

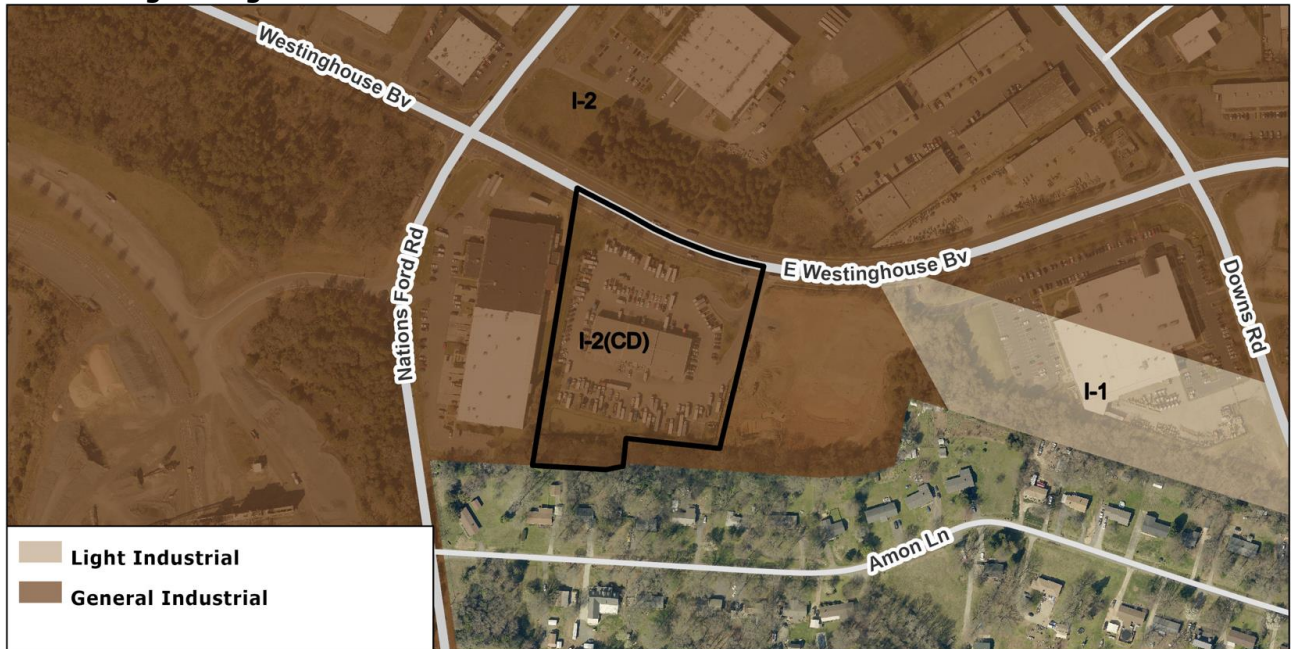
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows truck and auto sales and service/ repair as well as other uses permitted in I-1 zoning.
- Prohibits the following uses: abattoirs, adult establishments, demolition landfills, heliports/helistops, jails/prisons, land clearing/debris landfill, petroleum storage facilities and tire recapping/retreading.
- Access to the site from the existing shared driveway off Westinghouse Boulevard.
- Dedicates right of way along the frontage of the site.
- Maintains the existing 75-ft wide Class A buffer as an undisturbed buffer.
- Specifies that any outdoor storage areas will be located to the rear of the building.

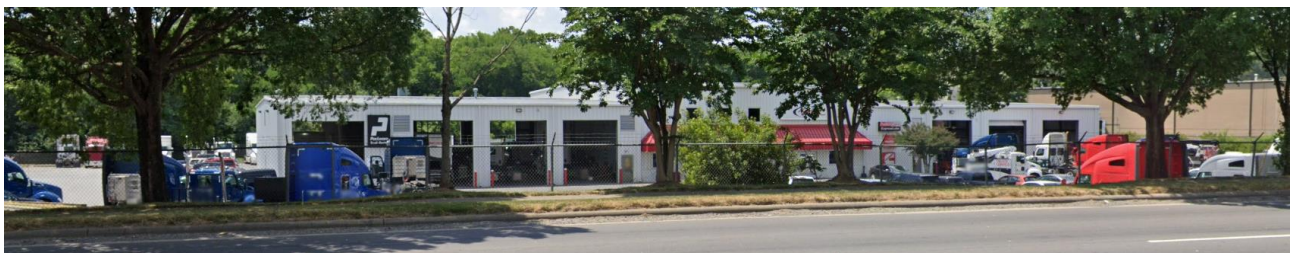
- **Existing Zoning and Land Use**



The site was previously rezoning to I-2(CD) in 2005 to allow uses permitted in I-2, prohibiting a number of heavy/noxious uses and provided a 75 ft wide Class A buffer adjacent to single family homes. The area around the site is developed with industrial uses to the north, east and west. There is a small single family neighborhood to the south along Amon Lane in Pineville's jurisdiction.



The site indicated by the red star above, is located in an industrial area along Westinghouse Boulevard.



The site is developed with an existing truck service and repair facility.



North of the site, across Westinghouse Boulevard is a vacant, industrial zoned parcel.



East of the site is a vacant parcel used for truck parking.

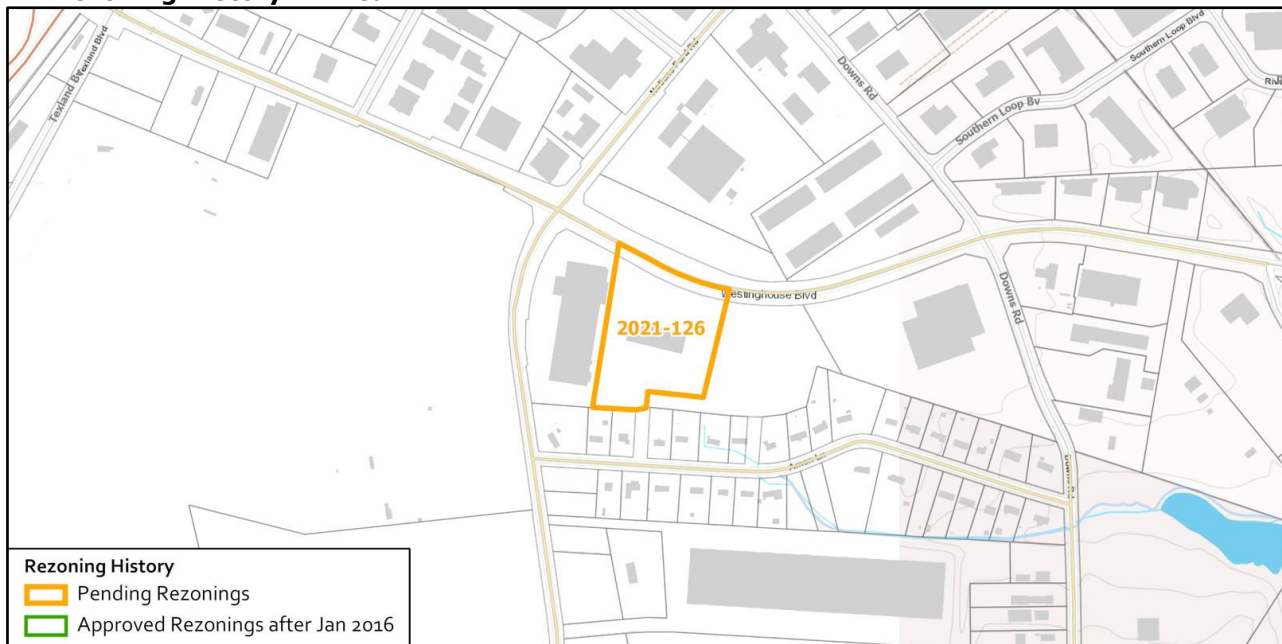


West of the site at the corner of Westinghouse Boulevard and Nations Ford Road is industrial use.



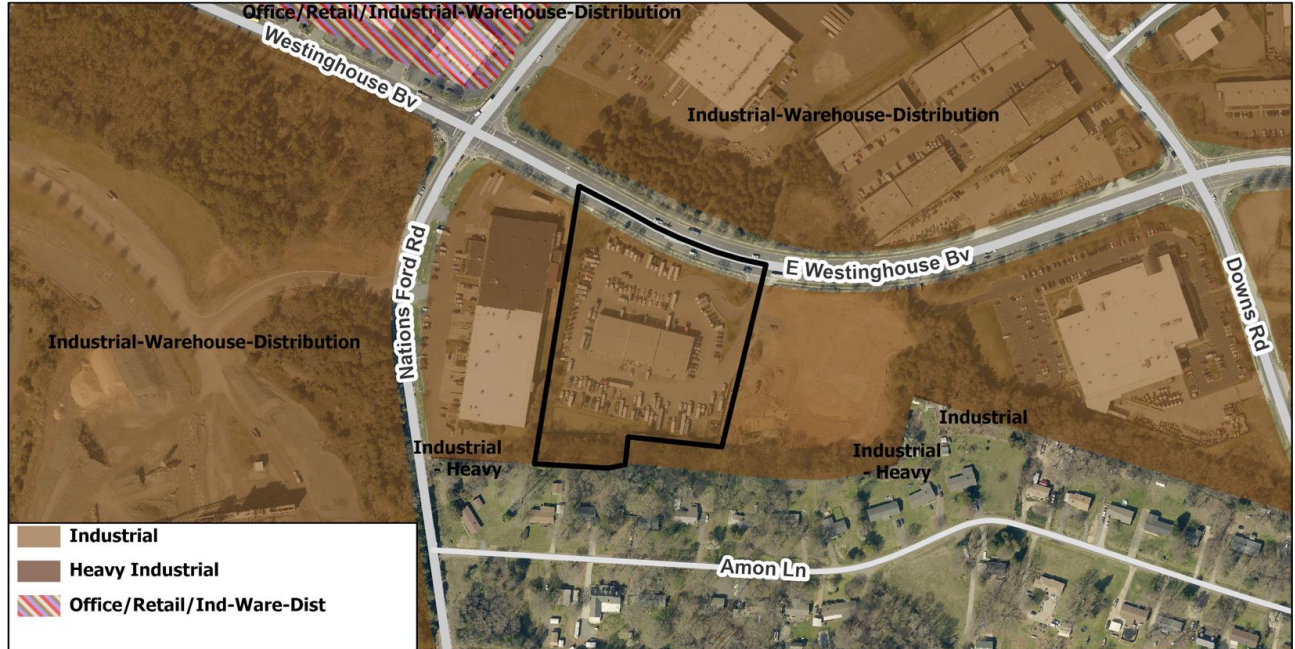
South of the site along Amon Lane are single family homes.

- **Rezoning History in Area**



There have not been any recent rezonings in the area.

- **Public Plans and Policies**



- The *Steele Creek Area Plan* recommends industrial/warehouse/distribution uses.
- **TRANSPORTATION SUMMARY**
 - The site is located on Westinghouse Boulevard, a State-maintained major thoroughfare, just east of Nations Ford Road. This site does not necessitate any additional transportation improvements and will utilize the existing pedestrian infrastructure along Westinghouse Boulevard. All CDOT issues have been addressed.
 - **Active Projects:**
 - NA
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 360 trips per day (based on existing 22,150 square foot, automobile parts and service center).

Entitlement: 430 trips per day (based on 242,629 square foot warehouse use).

Proposed Zoning: 360 trips per day (based on 22,150 square foot, automobile parts and service center).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **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 E Westinghouse Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the E Westinghouse Blvd. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

REQUESTED TECHNICAL REVISIONSSite and Building Design

1. Provide maximum area for outdoor storage use.
2. Remove note 1.h. as an exceptions to screening due to topography must be approved by the Zoning Administrator and until an exception is approved the screening is required.
3. Clarify the existing fence at the rear of the site is to remain since it is part of the buffer requirement.
4. Amend the site plan to show the setback measured from the future ROW.
5. Extend screening along the western property line (plan right) along the parking back to the existing buffer.

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





Planner: John Kinley (704) 336-8311







RZP 2021-126

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 and adopted (anticipated early 2022).

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

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods 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.	X
	Goal 2: Neighborhood Diversity & Inclusion 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.	X
	Goal 3: Housing Access for All 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.	X
	Goal 4: Trail & Transit Oriented Development (2-TOD) 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.	X

	<p>Goal 5: Safe & Equitable Mobility</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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>