

**\*PRE-HEARING STAFF ANALYSIS\***

**Rezoning Petition No. 2008-043**

**Property Owner:** Westinghouse Ventures LLC

**Petitioner:** Mark S. Engel

**Location:** Approximately 2.65 acres located on the south side of Westinghouse Boulevard between I-77 and Granite Street.

**Center, Corridor, or Wedge:** Corridor

**Request:** I-2, general industrial to I-1, light industrial

**Summary**

This petition proposes to rezone approximately 2.65 acres located on the south side of Westinghouse Boulevard between I-77 and Granite Street from I-2, general industrial to I-1, light industrial to develop a new motorcycle dealership.

**Consistency and Conclusion**

The proposal is consistent with the *Southwest District Plan* which recommends industrial development for the subject parcel. This petition is considered appropriate for approval.

**Existing Zoning and Land Use**

The subject property is zoned I-2 which is vacant. The surrounding properties are all zoned I-2 and developed with various industrial uses.

**Rezoning History in Area**

There have been no rezonings in the area for the last five years.

**Public Plans and Policies**

*The Southwest District Plan* (1993) *The Southwest District Plan* recommends industrial uses at this location.

**Proposed Request Details**

This request would allow light industrial uses to be developed on this site.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** With the array of uses allowed in I-1 and I-2 zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

**CATS.** CATS did not have comments on this petition.

**Connectivity.** Connectivity is not an issue on this site.

**Storm Water.** This site drains to a stream listed as impaired by the NC Division of Water Quality. Storm Water Services is requesting water quantity and quality improvements and peak/volume controls.

**School Information.** This petition will not effect the school system.

## **Outstanding Issues**

**Land Use.** This request is consistent with *The Southwest District Plan*, which recommends industrial uses at this location.

**Site plan.** There is no site plan associated with this conventional request.