



REQUEST	Current Zoning: R-MH, manufactured housing, BD, distributive business, I-1, light industrial, and I-2, general industrial Proposed Zoning: I-1(CD), light industrial, conditional
LOCATION	Approximately 135.38 acres located along Statesville Road and Old Statesville Road.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to develop a mixed use sports and entertainment facility, a 200-room hotel, a flea market and associated permitted accessory uses on the current Metrolina Expo site.
Property Owner Petitioner Agent/Representative	GAH International, Ltd. and Metrolina Mini Storage, LLC Speedway Investment Group, LLC Garth K. Dunklin
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION

- The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:
1. Architectural commitments for the proposed multi-use building that fronts on Statesville Road are provided.
 2. A 100-foot separation from any outdoor recreation area, i.e. outdoor camping and outdoor race track, and external property lines, including principal and accessory uses, is provided.
 3. A note has been added indicating that noise mitigation recommended by the sound study will be applied to the site.
 4. The General Notes have been amended to state that the site will be developed as a unified planned development. The same verbiage has been included in the deeds for the subject properties.
 5. The Raceway note for Area A has been amended to state that "... there may be further subdivision of the property located within Area A, only if it is a part of a unified planned development as defined in the City of Charlotte Zoning Ordinance".
 6. A note has been added that the 50-foot landscaped setback along Old Statesville Road will include trees and shrubs, per Class C buffer standards.
 7. A cross-access easement for the proposed private drive located between Statesville Road and Old Statesville Road will be provided.
 8. A note has been added that only overflow parking will be permitted in the proposed right-of-way reserved for the Gibbon Street Extension. It will also be noted that this parking may not be used to meet the minimum parking requirements.
 9. The note under Section A has been amended to reflect a maximum of 7,050 seats in the raceway as indicated in the TIS.
 10. The note under Section A has been amended to reflect a maximum of 150 hotel rooms as indicated in the TIS.
 11. The note under "General Notes", Area B, has been amended to state that overnight camping is only permitted as an accessory to the raceway.
 12. A note has been added committing to the preparation of a traffic management plan in corporation with all appropriate agencies.

13. A note has been added indicating that the existing public street stubs that access Old Statesville Road will terminate as public streets. Turnaround areas will be located within the public right-of-way.

VOTE	Motion/Second: Sheild/Griffith Yeas: Griffith, Rosenburgh, Sheild, Simmons and Walker Nays: None Absent: Allen, Howard and Locher Recused: None
ZONING COMMITTEE DISCUSSION	The Zoning Committee discussed the location of the proposed public street into the site from Old Statesville Road. The rules were suspended to ask the petitioners if they would consider moving the road to decrease the impact on the adjacent single family residence. Garth Dunklin, representing the petitioners, indicated they would be willing to work with the property owner to find a resolution. Staff noted that this should be done prior to the City Council's final decision on the petition.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Northeast District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Sheild, seconded by Commissioner Griffith).
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**
 The site plan accompanying this petition contains the following provisions:
 - Area A:
 - A mixed use sports and entertainment facility, with a maximum 200-room hotel, a nightclub/bar, offices, outdoor recreation, overnight camping, a raceway, restaurants, up to 70,000 square feet of retail uses and a stadium.
 - Buildings located within 150 feet of any residential district will be limited to 75 feet in height.
 - Raceway limited to a maximum of 10,000 seats.
 - Non-raceway related events in the stadium limited to 5,000 ticketed seats.
 - Petitioner to seek abandonment of portions of Apache Avenue and Airway Avenue, which will be replaced with privately maintained streets.
 - Area B:
 - A flea market and related uses, including overnight camping.
 - Approximately 80 feet of right-of-way to be dedicated and conveyed to the appropriate transportation authority for the future Gibbon Road Extension.
 - Area C:
 - Indoor recreation, a flea market, a child care center, office uses, restaurants and up to 70,000 square feet of retail. The total square footage of all buildings may not exceed 200,000 square feet.
 - General Notes:
 - Grass parking areas may be paved.
 - Properties will be developed as a unified planned development.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1995) recommends industrial uses for this site.
 - This petition is consistent with the *Northeast District Plan*.
- **STAFF RECOMMENDATION (Updated)**

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- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** Has reviewed the required traffic impact study (TIS) and provided comments to the petitioner and the North Carolina Department of Transportation (NCDOT) for review. Based on review of the site plan, CDOT requests the following:
 - Provide a minimum of 150 feet of internal channelization (measured from the right-of-way) within the proposed driveway/private street connections to each public street. If gates will be installed to restrict access to these proposed private street connections to public streets, these gates and/or parking fee collection points must be located far enough into the site to minimize queuing and potential of vehicles backing and/or maneuvering onto any public streets serving the site.
 - Construct curb and gutter along Statesville Road and Old Statesville Road such that the location of the curb allows for the addition of a bicycle lane.
 - Construct a six-foot sidewalk behind an eight-foot planting strip along Statesville Road and Old Statesville Road.
 - Show the existing public street stubs that access Old Statesville Road terminating as a public street with a turnaround area located within the public right-of-way.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

All outstanding issues have been addressed.

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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