

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northeast District Plan</i> .
Property Owner	GAH International, Ltd. and Metrolina Mini Storage, LLC
Petitioner	Speedway Investment Group, LLC
Agent/Representative	Garth K. Dunklin
Community Meeting	Meeting is required and has been held. Report available online.

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.

- **Existing Zoning and Land Use**

The subject property is currently developed with the Metrolina Expo and Flea Market and a speedway that is currently inactive. West of Old Statesville Road the site is bordered by a manufactured home subdivision, office and business uses and industrial uses in the R-MH, B-2, I-1 and I-2 zoning districts. Properties on the east side of Old Statesville Road are zoned R-4, B-2(CD), I-1 and I-2 and are developed with residential, business and industrial uses.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

Public Plans and Policies

The *Northeast District Plan* (1995) recommends industrial uses for this site.

This petition is consistent with the *Northeast District Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 4,600 trips per day.

Proposed Zoning: To be determined upon completion of the traffic impact study review.

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: CMS does not comment on non-residential rezoning petitions.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Minimizes impacts to the natural environment by the reuse of an existing structure.

OUTSTANDING ISSUES

The petitioner should:

1. Provide elevations and/or architectural commitments for the proposed multi-use building that fronts on Statesville Road.
2. Provide a 100-foot separation from any outdoor recreation area, i.e. outdoor camping and outdoor race track, and external property lines. This includes principal and accessory uses.
3. Add a note that indicates that results from the sound study to determine what type of mitigation, if any, would be appropriate on the site will be applied to the site.
4. Amend General Notes to state that the site will be developed as a unified planned development. The same verbiage should be included in the deeds for the subject properties.
5. Amend Raceway note in Area A 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. Note that the 50-foot landscaped setback along Old Statesville Road will include trees and shrubs, per Class C buffer standards.
7. Provide a cross-access easement for the proposed private drive located between Statesville Road and Old Statesville Road.
8. Note that only overflow parking will be permitted in the proposed right-of-way reserved for the Gibbon Street Extension. Also note that this parking may not be used to meet the minimum parking requirements.
9. Provide building elevations or architectural commitments for the multi-use building proposed along Statesville Road.
10. Ensure that the maximum building square footages, number of seats and rooms for proposed uses are correctly listed and align with the parking and TIS calculations. Discrepancies could result in the identification of additional issues by CDOT.
11. Amend note under Section A to reflect a maximum of 7,050 seats in the raceway as indicated in the TIS.
12. Amend note under Section A to reflect a maximum of 150 hotel rooms as indicated in the TIS.
13. Amend General Notes under Area B to state that overnight camping is only permitted as an accessory to the raceway.
14. Address CDOT comments.

Attachments Online at www.rezoning.org

Application
CDOT Review
Charlotte Fire Department Review
Community Meeting Report
LUESA Review
Site Plan
Storm Water Review

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