
REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately .451 acres located along the west side of South Boulevard and bounded by Interstate 485 on the south and the Southern Railway on the west.
SUMMARY OF PETITION	The petition proposes to allow storage of sales inventory for the automotive sales/service facility on the adjacent parcel.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Sharon & I-485 Transit Station Area Plan</i> . While not transit-oriented in nature, the existing business serves an employment and economic function and is appropriate to remain and expand until such time as development occurs.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Reed Enterprises of Charlotte, Inc. Automotive Management Services, Inc. (AMSI) Andy Durham/EMH&T
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:

- Installation of additional parking spaces to accommodate storage of inventory associated with the automotive sales/service facility on the adjacent property.
- Provision of a six-foot fence with opaque covering to screen inventory.
- Installation of recycling area and fenced dumpster enclosure.

- **Existing Zoning and Land Use**

The site is currently undeveloped and bounded by the Norfolk Southern Railway to west and Interstate 485 to the south. It is surrounded by a mix of residential, retail and institutional uses to the north, east and west on properties zoned R-4, R-8MF(CD), B-1, B-2, and CC.

- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.

- **Public Plans and Policies**

- The *Sharon & I-485 Transit Station Area Plan* (2009) recommends mixed use transit oriented development for the subject property.
- The plan includes a specific statement that a number of properties in the station area are "occupied by ongoing business and industrial operations. While not transit-oriented in nature, it is recognized that these uses serve other important employment and economic functions within the City. These properties should retain their commercial or industrial zoning to allow them to continue as-of-right operations and allow for business expansion, until such time as the property owners are ready for redevelopment."
- The petition is consistent with the *Sharon & I-485 Transit Station Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.

- **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:**
 - **Vehicle Trip Generation:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Reference Petition 2011-001 on the site plan.
 2. Shade the remaining part of the site that contains the buildings and bulk of parking and note that it is not part of the rezoning request.
 3. Reflect the existing zoning as B-1 and the proposed zoning as B-2(CD) on Sheet 2 under *Development Data*.
 4. Amend *Development Data* on Sheet 2 to reflect the proposed use as "storage of auto inventory". In addition, a note should be added stating that no buildings will be placed on the site.
 5. Confirm how the future dumpster/refuse enclose/pad will be accessed by a dumpster/refuse truck.
 6. Add a note stating that parking will not extend within ten feet of the rear property line.
 7. Ensure parking area is screened from the abutting property in accordance with the zoning ordinance.
 8. Ensure there are no improvements within the Norfolk Southern Railroad right-of-way, including parking, landscaping, fencing and/or screening. In the event improvements are proposed in the right-of-way, the petitioner must receive written approval from Norfolk Southern Railroad prior to the Zoning Committee meeting.
 9. Provide documentation that the 30-foot access easement shown on the site plan may be developed and used as proposed.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

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